

Table of Contents

Agenda	4
Council Minutes dated September 23, 2013	
Minutes dated 09 23 13.	8
Concrete picnic table donation by the Creve Coeur Kiwanis	
Staff Report - Picnic Table Donation	23
Photo of table at Laverne Collins Park	24
Resolution No. 1082 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing Execution Of An Agreement With MTI Distribution For The Purchase Of A Used 2008 Toro Groundmaster 4500 D Countour Rough Mower In The Amount Not To Exceed \$26,000.	
Resolution No. 1082	25
Staff Memo dated 10/09/13.	26
For Information Only	
Report, Bills Payable, 10/8/13.	27
Bill No. 5453 - An Ordinance Authorizing A Master Sign Plan For Whitfield School Located At 175 S. Mason Road And Zoned "A" Single Family Residential. Final Reading and Passage	
Bill No. 5453	50
Exhibit 1.	52
Staff Report	74
Chair Letter	81
Excerpt of P&Z Meeting Minutes	82
Excerpt of Public Hearing Transcripts	84
Bill No. 5454 - An Ordinance Approving A Final Subdivision Plat For A Subdivision Known As The Villas On Mosley, City Of Creve Coeur, St. Louis County, Missouri. Final Reading and Passage	
Bill No. 5454	90
Staff Report	91
Final Plat	97
Ordinance #5294	99
Chair Letter	103
Excerpt of P&Z Meeting Minutes	104
Bill No. 5455 - An Ordinance Authorizing An Amendment To The Conditional Use Permit For The Creve Coeur Racquet Club, Located At 12691 Conway Road, To Allow Installation Of Two Platform Tennis Courts. Final Reading and Passage	
Bill No. 5455	106
Proposed Amended Bill No. 5455.	109
Staff Report	112
Applicant's Materials	120
Ordinance No. 486 and 1593	135
Public Comment received by Sept. 13, 2013	140
Chair Letter	141

Excerpt of P&Z Meeting Minutes	142
Excerpt of Public Hearing Transcripts.	145
opposition email dated 09 29 13	173
email dated 09 30 13	174
opposition email dated 09 30 13	175
support email dated 09 30 13.	177
support email dated 10 01 13.	178
Bill No. 5457 - An Ordinance Authorizing The Installation Of One (1) Fire Hydrant For The West Side Of Mason Road South Of The Centerline Of Corum Way Drive In The City Of Creve Coeur, Missouri And Containing An Emergency Clause	
Bill No. 5457	180
request ltr from Monarch Fire District	181
Bill No. 5456 - An Ordinance Amending The Official Zoning Map Of The City Of Creve Coeur To Rezone Property Addressed As 10360 And 10420 Old Olive Street Road From GC (General Commercial) District To CB (Core Business) And Approving A Conditional Use Permit For A Multi-Family Development Exceeding 20 Dwelling Units Per Acre On The property Addressed As 10360 Old Olive Street Road. First Reading	
Bill No. 5456	182
Revised Courtyard Landscaping	187
Revised Site Landscaping Plan.	188
October 7th P&Z Meeting Packet.	189
Excerpt of Oct.7, 2013 P&Z Meeting Minutes	329
Excerpt of Sept 16, 2013 P&Z Meeting Minutes	333
Excerpt of Aug 5, 2013 P&Z Meeting Minutes	336
Excerpt of April 1, 2013 Meeting Minutes.	341
P&Z Chair Letter	344
Board of Adjustment Finding of Facts and Conclusion of Law	345
Resolution No. 1083 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The City Administrator To Execute The Necessary Documents For Forwarding The Project Proposal Application And Later Execute An Agreement For A Grant-In-Aid From The Municipal Parks Grant Commission.	
Resolution No. 1083	357
Staff Memo dated 10/09/13.	358
draft Needs Assessment	359
Resolution No. 1084 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Execution Of A Contract Increase With Leritz Contracting, Inc., For The Chasselle Lane Roadway Improvements Project For The Amount Of \$84,124.59.	
Resolution No. 1084	376
Chasselle Lane Change Order - Exhibit A	377
Chasselle Lane Change Order - Discussion and Recommendation	378

Construction of ADA Compliant Ramps to Replace the Existing
ADA Platform Lift

Staff Report - ADA Compliant Ramp Construction	385
Ramp Drawings.	386



**AMENDED AGENDA
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, October 14, 2013
7:00 PM**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

ACCEPTANCE OF AGENDA

ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month

6:00 p.m. – 7:00 p.m. – Work Session

7:00 p.m. – Regular Meeting of the City Council

1. CONSENT AGENDA

a. Council Minutes dated September 23, 2013

b. Concrete picnic table donation by the Creve Coeur Kiwanis

Summary: the Creve Coeur Kiwanis has requested the city to accept the donation of a concrete picnic table to be placed in Beirne Park. This table is identical to the one they donated for Lavern Collins Park in 2011.

c. Resolution No. 1082 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing Execution Of An Agreement With MTI Distribution For The Purchase Of A Used 2008 Toro Groundmaster 4500 D Countour Rough Mower In The Amount Not To Exceed \$26,000.

Summary: It has been determined that MTI Distribution is the lowest and best bid for replacing the current 2003 Jacobsen HR 511 Rough Mower in the amount of \$26,000.

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated October 8, 2013 in the amount of \$455,748.96 has been provided for Council review. No vote is required.



CITY OF CREVE COEUR – AMENDED AGENDA
CITY COUNCIL MEETING
Monday, October 14, 2013
7:00 PM

UNFINISHED BUSINESS

2. Bill No. 5453 - An Ordinance Authorizing A Master Sign Plan For Whitfield School Located At 175 S. Mason Road And Zoned “A” Single Family Residential. Final Reading and Passage

Summary: Andy Seabacher, of M+H Architects, Inc., on behalf of Whitfield School, has submitted an application for a Master Sign Plan for the campus at 175 S. Mason Road, pursuant to Section 405.950.J of the City of Creve Coeur’s Code of Ordinances, to include new signage throughout the campus. Planning and Zoning Commission recommended approval on September 16, 2013.

3. Bill No. 5454 - An Ordinance Approving A Final Subdivision Plat For A Subdivision Known As The Villas On Mosley, City Of Creve Coeur, St. Louis County, Missouri. Final Reading and Passage

Summary: An application has been submitted by Benton Homebuilders, Inc. for approval of a final plat of a subdivision known as Villas on Mosley south of Olive Boulevard and east of N. Mosley Road. The final plat of the Villas on Mosley subdivision conforms to the residential design development and preliminary plat reviewed by the Planning and Zoning Commission and approved by the City Council on January 28, 2013, Ordinance No. 5294. Planning and Zoning Commission recommended approval on September 16, 2013.

4. Bill No. 5455 - An Ordinance Authorizing An Amendment To The Conditional Use Permit For The Creve Coeur Racquet Club, Located At 12691 Conway Road, To Allow Installation Of Two Platform Tennis Courts. Final Reading and Passage

Summary: An application was submitted by Dan Apted, on behalf of the Creve Coeur Racquet Club, for an amendment to their conditional use permit (CUP) to allow the installation of two new platform tennis courts on Club property with a coverage area of less than 5,000 square feet or 10% of the total site area. Under Section 405.210 Table A, all Fitness and Recreational Sports Centers (NAICS # 713940) in the “A”, Single-family Detached Residential zoning district require the issuance of a CUP as provided in Section 405.1070, Conditional Use Permits. The CUP was originally authorized for the Creve Coeur Racquet Club by Ordinance #486, as subsequently amended by Ordinance #1593. Planning and Zoning Commission recommended approval on September 16, 2013.



CITY OF CREVE COEUR – AMENDED AGENDA
CITY COUNCIL MEETING
Monday, October 14, 2013
7:00 PM

NEW BUSINESS

- 5. Bill No. 5457 - An Ordinance Authorizing The Installation Of One (1) Fire Hydrant For The West Side Of Mason Road South Of The Centerline Of Corum Way Drive In The City Of Creve Coeur, Missouri And Containing An Emergency Clause**

Summary: A request has been received from Monarch Fire District to allow the installation of a fire hydrant on the west side of Mason Road. An emergency clause has been added so that the new edition of St. Timothy's church can open on time.

- 6. Bill No. 5456 - An Ordinance Amending The Official Zoning Map Of The City Of Creve Coeur To Rezone Property Addressed As 10360 And 10420 Old Olive Street Road From GC (General Commercial) District To CB (Core Business) And Approving A Conditional Use Permit For A Multi-Family Development Exceeding 20 Dwelling Units Per Acre On The property Addressed As 10360 Old Olive Street Road. First Reading**

Summary: An application was made by David Braswell, of Covington Realty Partners to rezone 10360 and 10420 Old Olive Street Road from GC (General Commercial) to CB (Core Business) zoning district, and to approve a conditional use permit for a multi-family development exceeding 20 dwelling units per acre for an apartment complex known as the Vanguard at Creve Coeur. In accordance with Section 405.1080 of the Zoning Ordinance, the applicant has submitted a site development plan for the subject properties, addressed as 10360 and 10420 Old Olive Street Road, to the Division of Planning. Planning and Zoning Commission recommended approval on October 7, 2013.

- 7. Resolution No. 1083 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The City Administrator To Execute The Necessary Documents For Forwarding The Project Proposal Application And Later Execute An Agreement For A Grant-In-Aid From The Municipal Parks Grant Commission.**

Summary: The resolution approves execution of a project proposal for improvements to Dielmann Recreation Complex to be submitted to the Municipal Parks Grant Commission.



CITY OF CREVE COEUR – AMENDED AGENDA
CITY COUNCIL MEETING
Monday, October 14, 2013
7:00 PM

- 8. Resolution No. 1084 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing The Execution Of A Contract Increase With Leritz Contracting, Inc., For The Chasselle Lane Roadway Improvements Project For The Amount Of \$84,124.59.**

Summary: City staff recommends the approval of a change order for work required to finish the Chasselle Lane Roadway Improvements Project.

BUSINESS FROM THE MAYOR and CITY COUNCIL

BUSINESS FROM CITY ADMINISTRATOR

- 9. Construction of ADA Compliant Ramps to Replace the Existing ADA Platform Lift**

Summary: The city has the opportunity to use CDBG funding to pay for the construction of an ADA compliant ramp to replace the platform lift at the Tappmeyer House.

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____ posted 10/11/13

Deborah Ryan, MPCC
City Clerk



**MINUTES
CITY OF CREVE COEUR
CITY COUNCIL MEETING
300 N NEW BALLAS ROAD
Monday, September 23, 2013
7:00 PM**

CALL MEETING TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Glantz at the Creve Coeur Government Center, 300 N New Ballas Road on Monday, September 23, 2013.

PLEDGE OF ALLEGIANCE

Mayor Glantz led the Pledge of Allegiance.

INVOCATION

Mayor Glantz gave the invocation.

ROLL CALL

Mayor Glantz	Mayor
Ms. Kramer	Council Member Ward I – (arrived at 7:14 p.m.)
Mr. Kreuter	Council Member Ward I
Mrs. Lawrence	Council Member Ward II
Mr. Wang	Council Member Ward II - (arrived at 7:06 p.m.)
Mrs. D'Alfonso	Council Member Ward III
Mr. Hoffman	Council Member Ward III
Mrs. Rhoades	Council Member Ward IV
Mr. Saunders	Council Member Ward IV

COMMENTS FROM THE GENERAL PUBLIC

(Citizens are asked to limit comments to three minutes and to complete a speaker card)

ACCEPTANCE OF AGENDA

Council Member Rhoades moved, seconded by Council Member D'Alfonso to accept the agenda as presented, with the vote upon such motion being as follows, to-wit:

Council Member Kreuter – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye

The vote on the motion being 6 ayes and 0 nays, motion carried.

ANNOUNCEMENTS

**The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. – 7:00 p.m. – Work Session
7:00 p.m. – Regular Meeting of the City Council**



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 23, 2013
7:00 PM

1. CONSENT AGENDA

Council Member Saunders moved, seconded by Council Member Hoffman to approve the consent agenda as presented.

a. Council minutes dated September 9, 2013

b. Resolution No. 1081 - A Resolution Of The City Council Of The City Of Creve Coeur, Missouri Authorizing Execution Of A Two-Year Agreement With Corvus Janitorial Systems To Provide Cleaning Services At The Creve Coeur Government Center For A Monthly Fee Of \$2,207 (\$26,484 Annually).

Mayor Glantz called to question to approve the consent agenda as presented, with the vote upon the motion being as follows, to-wit:

Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member Saunders – Aye
Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Kreuter – Aye

The vote on the motion being 6 ayes and 0 nays, motion carried.

BILLS PAYABLE REPORT

For Information Only

Summary: A report of bills payable dated September 17, 2013 in the amount of \$544,245.65 has been provided for Council review. No vote is required.

UNFINISHED BUSINESS

2. Bill No. 5451 - An Ordinance Ordering The Levy And Establishment Of The Rates Of Annual Taxes For Municipal Purposes In The City Of Creve Coeur For The Year 2013. Final Reading and Passage

City Clerk read Bill No. 5451 for the final time.

Council Member Saunders moved, seconded by Council Member Hoffman to approve Bill No. 5451 as presented.

Carl Lumley stated there was an amended version of the bill in the packet that changes the commercial rate based on the Board of Equalization's final figures from 0.075 to 0.077 as a result of a drop in the assessed valuation for commercial properties. There needs to be a motion to accept.

Council Member Hoffman moved, seconded by Council Member Lawrence to amend Bill No. 5451 to change 0.075 to 0.077, with the vote upon the motion being as follows, to-wit:



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 23, 2013
7:00 PM

Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Kreuter – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye

The vote on the motion being 6 ayes and 0 nays, motion carried.

Council Member Rhoades asked Dan Smith what the net gain to the city is with this change.

Dan Smith stated there is no net gain because the rate was increased due to the reduction in commercial assessed valuation.

Council Member Rhoades stated in the past the city has made an announcement to the business community about adjusting the property tax and wanted to make clear what the reasoning was.

Council Member D'Alfonso asked if the proposed change to residential was based on Board of Equalization recommendations or is it the request of the city.

Dan Smith stated staff is proposing that the tax rate be the same because the total assessed valuation, after the Board of Equalization, there was a small decrease but not enough to change the tax rate itself. The proposed tax rate for this year was recommended at the statutory cap based on the fact that we did a voluntary reduction last year.

Council Member D'Alfonso asked if there was a statutory cap for the commercial.

Dan Smith stated it would be what we are proposing at 0.77 cents.

Council Member D'Alfonso stated the assessed valuation for commercial property went down, which is why staff increased to the cap. The assessed valuation for residential did not go down, significantly enough to increase, but staff is recommending the increase for 0.72.

Council Member Rhoades moved, seconded by Council Member D'Alfonso to keep the residential rate at .070 the same as 2012.

Council Member Hoffman stated the city's financial obligations are significant and would be opposed to decreasing at this time.

Robert Kent resident of 13084 Fern Trails Lane asked how much is enough before there is a significant reduction in the tax payer's income. According to the Charter, citizen's petition can be brought forward in everything except tax reduction. The only way tax reduction is at the beneficence of the Council or when the city goes to raise taxes it is voted down when there is extended surpluses.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 23, 2013
7:00 PM

Mayor Glantz called the question to approve the amendment to keep residential the same as 2012 at .070, with the vote upon the motion being as follows, to-wit:

Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye
Council Member Kreuter – Nay
Council Member Saunders – Nay
Council Member Hoffman – Nay
Council Member Lawrence – Nay
Council Member Kramer – Nay

The vote on the motion being 3 ayes and 5 nays, motion failed.

Mayor Glantz called to question the approval of the amended Bill No. 5451, with the vote upon the motion being as follows, to-wit:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades – Nay
Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye

The vote on the motion being 7 ayes and 1 nay, motion carried. Bill No. 5451 becomes Ordinance No. 5334.

3. Bill No. 5452 - An Ordinance Amending Title II, Chapter 205, of the Code of Ordinances of the City of Creve Coeur, Regarding Dangerous Animals.

First Reading

City Clerk read Bill No. 5452 for the final time.

Council Member Lawrence moved, seconded by Council Member Hoffman to approve Bill No. 5452, with the vote upon the motion being as follows, to-wit:

Council Member Kramer – Aye
Council Member Lawrence – Aye
Council Member Hoffman – Aye
Council Member Saunders – Aye
Council Member Rhoades – Aye
Council Member D'Alfonso – Aye
Council Member Wang – Aye



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 23, 2013
7:00 PM

Council Member Kreuter – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 5452 becomes Ordinance No. 5335.

NEW BUSINESS

4. Bill No. 5453 - An Ordinance Authorizing A Master Sign Plan For Whitfield School Located At 175 S. Mason Road And Zoned "A" Single Family Residential. First Reading

City Clerk read Bill No. 5453 for the first time.

Andy Seabacher made a presentation regarding size and placement of signs and was available to answer questions of the Council.

5. Bill No. 5454 - An Ordinance Approving A Final Subdivision Plat For A Subdivision Known As The Villas On Mosley, City Of Creve Coeur, St. Louis County, Missouri. First Reading

City Clerk read Bill No. 5454 for the first time.

Mayor Glantz announced that he originally abstained as this developer was a previously a client of a business he owned and has since sold his company.

William Levinson of Benton Home Builders made a brief presentation regarding this application.

Council Member Lawrence asked if there was only one monument sign.

Mr. Levinson stated there is currently only one planned but there is space on the other side of the street.

6. Bill No. 5455 - An Ordinance Authorizing An Amendment To The Conditional Use Permit For The Creve Coeur Racquet Club, Located At 12691 Conway Road, To Allow Installation Of Two Platform Tennis Courts. First Reading

City Clerk read Bill No. 5455 for the first time.

Paul Langdon made a presentation from staff regarding this application.

Council Member Saunders stated for clarification from the staff report, this is preexisting, non-conforming site coverage and that they are allowed up to 5,000 square feet or ten percent increase. Is that per revision of the CUP or is that an absolute number.

Paul Langdon stated the code doesn't really identify at what point you make that determination. Coming to the site at this point, we assume that all the coverage is legally preexisting. As a first



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 23, 2013
7:00 PM

recognition that there is nonconformity, having done that it is something we can refer back to in the future.

Council Member Saunders asked are we to assume that in the future they would only be allowed another 1,100 square feet at some point.

Paul Langdon stated that would be correct. They would have to reduce their coverage or request a variance.

Council Member Rhoades asked if a condition needs to be included to address the lighting concerns and hours of operation.

Paul Langdon stated P & Z discussed placing a time limit, but the operator of the facility has consistently closed operations at 10 p.m.

Council Member Lawrence stated she is concerned with the noise that the outside courts are going to generate.

Council Member Hoffman asked if there have been in complaints in the past with the tennis courts.

Paul Langdon stated not to his knowledge.

Rick Randall of 200 N. Taylor Road made a presentation regarding the application.

Dan Apted of 12661 Conway Road and co owner of the club stated the neighbors that would be concerned with this are not only neighbors of the club but also neighbors of his. Several neighbors have spoken with him and he has indicated to them that he would work to make certain that this addition would be a nonissue. The first house located from the proposed courts is approximately 200 feet away. There is only one house that has a sight line of the proposed courts. Clair Chosid has agreed to work with them to come up with a landscape plan that would assist in protecting the lighting and to buffer sound.

Council Member Rhoades asked if any of the current courts are lit and what are the hours of operation.

Dan Apted stated no. Summer hours are until 8 p.m. unless there is an event booked, which is usually at the pool and winter hours end at 10 p.m.

Council Member Kramer asked if the applicant would be willing to go back to the neighbors to see if 10:30 p.m. would be acceptable and if the applicant would ever perceive that there would be events that would require an extension of time for the weekends.

Dan Apted stated that is not the intent for the courts.

Council Member Wang stated some of the courts have heated surfaces so that they are playable in the winter and asked if these will be.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 23, 2013
7:00 PM

Dan Apted stated yes.

Council Member Rhoades asked the applicant to bring back, at the next meeting, some confirmation of how the residents feel about extending the hours beyond 10 p.m.

Paul Langdon stated the existing CUP does not allow the use of the facility for regional tournament play and asked if the Council would still like a sound decibel measurement from the sport.

Council Member Wang stated no.

Council Member Hoffman stated no.

Dan Apted stated he didn't think there was an issue regarding sound.

Council Member Lawrence stated if Bellerive knows, she would be interested in that information.

Fran Cantor resident of 11700 Terrytown asked if there was any additional impervious surface and if that would create additional run off.

Rick Randall stated the rain would run through the floor of the courts and fall onto the ground that is currently on the site.

BUSINESS FROM THE MAYOR and CITY COUNCIL

7. Farmers Market

Kirsten Barnes, Park Director and Theresa Bradshaw, PIO made a presentation regarding the possibility of establishing a Farmer's Market in Creve Coeur. (Exhibit A)

Council Member Lawrence thanked both for their presentation and information and asked if the city would be able to recover some of the sales tax from the state for this.

Dan Smith stated he would need to research further but believes it would be possible.

Theresa Bradshaw stated the city of Lake St. Louis has a blanket business license for their entire farmer's market.

Council Member Kramer asked if there were any grants available that would be attainable through the state and the Department of Agriculture.

Kirsten Barnes stated there are a couple of grants available through a division of the Department of Agriculture. The 2014 grants have all been awarded but could pursue for 2015. There is also a potential opportunity through the Municipal Parks Grant, which is part of Proposition P to potentially go after those grant dollars to help cover some of the costs of the market.

Council Member Kramer asked if staff has spoken to the Chamber of Commerce regarding this idea.

Kirsten Barnes stated no.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 23, 2013
7:00 PM

Council Member Saunders stated it will be important to hit a certain amount of success in the beginning and that will require some investment of time and money. Council Member Saunders stated in speaking with some Market Masters it is possible to create a self-sustaining market. Even though there are costs up front we should be able to expect enough income to be self-sustaining.

Council Member Rhoades stated she agrees with all prior statements and when making goals it is important to have a realistic exit plan in the event critical mass is not reached. The area that has been chosen doesn't necessarily pull people into other retail areas.

Theresa Bradshaw stated they discussed at length where to place the farmers market. Olive Blvd area didn't provide enough open parking or a non traffic issue area. Staff felt that this could be a really good partnership with the school and it might one day outgrow the proposed location.

Council Member Rhoades asked if establishment of the farmers market would require police involvement.

Chief Eidman stated that would depend upon the number of patrons that showed up on any given Saturday. Coeur de Ville isn't a high traffic area on the weekends. The PD would review the area and see if their presence was needed.

Council Member Rhoades asked if there were any security concerns.

Theresa Bradshaw stated it isn't a big concern at any of the other markets we spoke with.

Council Member Hoffman stated he has been to the Lake St. Louis market several times and there is not a police presence. Council Member Hoffman stated he feels that the school is an ideal location.

Robert Kent resident 13084 Fern Trails Lane stated Council will need to consider the impact the farmers market will have on the Fresh Market that is proposed to come to the city. Suggested the city see if the Farmers Market and the Fresh Market can work together.

Council Member Lawrence asked if staff felt it was time to put information in the newsletter regarding the proposed farmers market.

Kirsten Barnes stated before information is put out to residents, staff needs direction from Council. If Council feels it is time to make the commitment then staff will need to begin the process.

Council Member Rhoades asked if staff is looking for a body of volunteers above the proposed Market Master position.

Kirsten Barnes stated that would be ideal.

Council Member Hoffman stated he is in favor of beginning now and pursuing grants in the second year.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 23, 2013
7:00 PM

Council Member D'Alfonso stated she is in favor of moving ahead now, but is concerned that there isn't enough time for staff to look for a Market Master.

Dan Smith stated there is a number of issues that will need to be worked through such as, budgetary adjustments, insurance, legal issues, contracts, agreements, personnel, etc.

Council Member Saunders stated he is supportive of this venture and would like to see it succeed. The Market Master is going to be key and if staff doesn't find just the right individual, then we should wait a year.

Council Member Rhoades stated she is supportive.

Mel Klearman resident of 739 Bergerac Drive stated he is concerned about the corporate citizens.

Rachael Albot resident of 259 Falling Leaf Court asked if the bathrooms are inside the building and if there is another activity at the school, will the building be accessible.

Kirsten Barnes stated the principal of the building stated the bathrooms that they were going to allow the farmers market to use are in a section of the building that can be locked down from the rest of the building.

Sue Baseley resident of 740 Ambois Drive stated she visits many farmers markets on the weekends and would prefer to spend her money in Creve Coeur.

BUSINESS FROM CITY ADMINISTRATOR

8. Government Center Space Needs and Feasibility Study

Jim Heines stated staff has received 12 responses to the RFQ that was advertised. Staff has narrowed the consultants to five. Interviews are scheduled for the week of October 7th. Staff is looking at the entire needs of the building as this was originally built in 1947 and in 1989 the city purchased and renovated the building. This will be an opportunity to look to the future for the needs of staff and the community as a whole.

Mayor Glantz stated he plans to sit in on the interviews and thinks it would be important to have a Council representative involved also.

Council Member Saunders volunteered.

Tom Grote resident of 20 Chaminade Drive asked if anyone has identified deficiencies in the building yet.

Jim Heines stated one of the major concerns is archiving space for records, community spaces and future needs for future growth.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 23, 2013
7:00 PM

Council Member Rhoades stated the public does see spaces like the Council Chambers and the multi-purpose room, but the staff spaces and the particularly the police department are very dated and cramped. There are a lot of issues that the public is not aware of.

Dan Smith stated the city's insurance carrier has identified a number of mechanical issues in the building that need to be corrected.

9. Review of final draft of the 2014-2019 Trash and Recycle bid document.

Dan Smith stated this process has been ongoing for the last several months. Staff has held two public meetings, several city committees have discussed this issue and the city has received a substantial amount of feedback from the community. Staff has put all of the gathered information together and drafted specifications.

Jim Heines stated staff has been working on this for months and back in August there was a work session with Council to review the information staff had incorporated into the bid document that they had collected. The draft document was reviewed by several committees, which made recommendations and staff revised the document. Some of the changes from the last bid document are:

- Moving from a rear yard as a base service to a curb side trash collection. Rear yard is still available at the expense of the homeowner.
- Three different sized totes
- RFI system and imbedded scales on trucks
- Trash diversion reward program
- Opportunity with current hauler for a three year extension

Staff feels the proposed bid document echoes comments received over the past several months and now looking for guidance from Council.

Council Member Hoffman stated there was a discussion in the work session regarding disability and asked if there are any provisions for temporary disability.

Council Member Lawrence stated we are a naturally aging community and know there needs to be standards for eligibility because the program will be abused but doesn't see why an 80 year old citizen will be required to submit a doctor's letter. Council Member Lawrence stated she feels that it would be more respectful if there was an age cut off.

Fran Canter resident of 11700 Terrytown and Chair of the HEB stated it won't hurt residents of all ages to walk their trash out. Now is the time to act on making a change. Mrs. Canter stated we can save tax dollars by making some changes to the trash contract.

Susan Baseley resident of 740 Ambois Drive stated this isn't a punitive issue but rather a money issue.

Council Member Hoffman stated his elderly constituents have voiced their concerns about having to move from Creve Coeur if the rear yard service is discontinued.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 23, 2013
7:00 PM

Council Member Rhoades stated she agrees with Mrs. Baseley as this should not be viewed as a punitive approach. Council Member Rhoades stated for her to consider an age cut off, she would need to know how many homes it would impact. It would be very difficult to bid as it is a huge variable. Providing proof on a need to have the rear yard service is the same as obtaining a handicapped parking plate or tag.

Council Member D'Alfonso stated going curbside doesn't prevent anyone for paying for the rear yard.

Council Member Saunders asked what the logistics would be on proposed age cut off and if it would go by the youngest person living in the house.

Council Member D'Alfonso stated for clarification what is being asked for is if the youngest person in the house is 75 years old or older that household would just have to bring in a drivers license. Before making a definite decision about this, staff would try to get an estimate on how many households this would affect so that information can be relayed to the bidders.

Council Member Hoffman stated we have the census numbers, it could be figured out rather quickly.

Council Member Rhoades stated no matter their economic conditions, length of their driveway, etc, the city is going to subsidize everyone of a certain age regardless of any other factor.

Council Member Lawrence stated she doesn't feel that this is something that everyone will take advantage of. Council Member Lawrence stated she has received comments from her constituents stating they are uncomfortable with having to provide letters to prove they are unable to participate in curbside service. Residents feel it is no one else's business if a person can or cannot take care of moving their trash bins and don't feel they should have to pay for it.

Council Member D'Alfonso stated she has not received any comments.

Council Member Rhoades stated it is always difficult to make a change and doesn't feel these issues need to be ironed out perfectly before the bid document goes out.

Jim Heines stated these issues could have a big impact on the bid, because if there is a large percentage of the people that are going to be eligible for rear yard service then the bid company is going to adjust their costs on the curbside to accommodate.

Council Member Lawrence asked if demographics were available to review the possible change.

Council Member Smith stated we can provide that information within a certain range.

Council Member D'Alfonso asked if the city would be picking up the additional \$15.00 charge because rear yard service is something that the city feels strongly about.

Council Member Hoffman asked if it was a \$15.00 cost or charge.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 23, 2013
7:00 PM

Jim Heines stated \$15.00 up charge but won't know until the bids come in. The way the bid document is currently set up is that the city will cover the curbside cost and the valet service would be a maximum of \$15.00 per month, per user. Bidders can certainly bid less than that but can't go over.

Council Member Saunders asked if the city currently has census information on the ages of every household in the city.

Dan Smith stated staff would have to request that information from the census bureau.

Paul Langdon stated the census information is filtered but what we can get is the community age.

Robert Kent resident of 13084 Fern Trails Lane read and presented a statement for the record. (Exhibit A)

Council Member Rhoades stated she could not imagine adding leaf and limb to the trash contract as it would be such a complicated matter to try to get that into an apples and oranges comparison. We can't even make a decision for an age cut off. Compared to the service we are receiving now, many would find it an extreme inconvenience to have to bundle and bag all leaf and limbs. Council Member Rhoades stated she is not in favor of attaching anything to the contract for rewarding citizens for increasing recycling.

Jim Heines stated if we bid for a shorter term, the companies are going to have to purchase the same amount of equipment. It will just be depreciated over a shorter period of time and that will increase the per unit cost. If we extend out over the five years there are a lot of variables that can go on in the market that could affect the prices. The way the document is written is that it is a five year contract with a possible five year extension. Something we could entertain is the possibility of extending the contract one year at a time for an additional five years. This would give the city a little more flexibility. The city is currently doing something similar with the extension that was accepted several years and had to negotiate to get that as it was not part of the original contract. Jim Heines stated staff spoke with Republic about the toters and the grant and possibly purchasing the toters at a reduced rate or get some return and they were not interested, which could possibly put them in the running as the low bidder. Jim Heines stated staff is planning to hold a prebid meeting with the vendors and go through the bid document line by line to make certain every vendor understands clearly what is trying to be accomplished so that the city has a fair bid for the services. If the city chooses to remain with the status quo, staff recommends extending the contract or taking advantage of the extension. Jim Heines stated with these bid documents, staff has attempted to be consistent and set minimum standards that everyone is bidding on the same items, therefore it should be easy to compare when bids are returned. There is a clause in the bid document that allows the city to accept alternative bids from the vendors as long as they are included in the bid envelope, separately from the bid document. Staff has recently heard from several other cities that have gone out to bid and they are getting back bids much higher than we are currently paying for more services. It appears that our available extension of our current contract is our best deal.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 23, 2013
7:00 PM

Carl Lumley stated coming back to the question of the contract term, certainly the five years is arbitrary figure and the range of extensions is up to Council's discretion.

Jim Heines stated in the previous bid documents it called for a discount for certain aged residents. That was ultimately removed from the last bid document but staff could put into this bid document.

Council Member Hoffman stated we would need a ball park figure of demographics before we made any decisions like that.

Paul Langdon stated according to the 2010 census the City of Creve Coeur had 2020 people aged 75 or older and that is about 11.3% of the population and there are 8,433 housing units which includes condos, apartments and houses. So if we are just going by houses then it would be roughly 10%.

Council Member Kramer stated rather than requiring a doctor's note it could just be required to show the city the id to utilize the free rear yard service. Council Member Kramer stated she feels it wouldn't be much of a variance of people requesting the service.

Council Member Hoffman stated it is not a free service to acquire a doctor's note anymore. Many charge for that service now and there is inconvenience to go pick up the note.

Tom Grote resident of 20 Chaminade Drive read and presented a statement for the record. (Exhibit B)

Dan Smith stated the question that has arisen, is whether or not it makes sense, given that a large percentage of the people based on the citizen survey and input don't take advantage of the service. That certainly is open to discussion and debate.

Council Member Rhoades stated in response to Mr. Grote's timeline, not everyone sitting on the dais, especially her, supported Prop C particularly as it was marketed as a trash tax. Herein lies the problem. That is a tax that goes into general revenue, as I'm sure Mr. Grote can appreciate that being a member of the Finance Committee. Many Council Members objected to marketing it as a trash tax because these types of misunderstandings would become inherent. Nonetheless, it was marketed as a trash tax and it passed and shortly after that, the trash hauler came up with the revelation that they had been accidentally overcharging the city, enormously to the tune of about \$80,000 for a long time on picking up condos as individual units and not as dumpsters. The city was paying through the nose for condo pick up and that was about the time that some Council Members suggested rebidding the service to make sure the city was getting the best deal. The rear yard up charge was not being effectively utilized as well as the technology changes in the industry. At the time, despite the fact that the city discovered that we were being grossly overcharged, a majority of the Council voted to instead extend the contract then so now we are faced with a renewal now. Council Member Rhoades stated she is just pointing out that there are a few things that weren't include in Mr. Grote's timeline. In addition, at that time, when we did extend it was a pretty firm agreement that we were going to rebid the service now.



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 23, 2013
7:00 PM

Dan Smith stated the excessive charges that the city had removed from the bill for that year were more like \$40,000 a year.

Jim Heines stated the original bid document was written that the condos would be a dumpster service. It was an inequity in the contract but was correct in the bid document.

Council Member Rhoades stated thank you for the clarification and indicated that she felt the proposed bid documents are good.

Council Member Saunders stated a lot of discussion has gone to get to this point and stated as far as he is concerned the proposed bid document is largely where it should be, with the possible exception of some consideration of solid waste diversion rewards. Council Member Saunders stated he is comfortable with the needs test for disabled citizens and hasn't heard any concerns regarding it.

Council Member D'Alfonso asked if Council Members Hoffman and Lawrence heard from elderly or disabled residents.

Council Member Hoffman stated elderly.

Council Member Lawrence stated disabled and elderly, but were voicing their concerns about the removal of free rear yard service.

Council Member Hoffman asked if the rear yard service was free with any type or time span of disability.

Jim Heines stated that is correct.

Lynn Berry resident of 626 Graeser Road asked Council to stop using the term disability. What the discussion as been is the inability to move a trashcan.

Council Member Hoffman stated he is not sure how the city is going to be HIPPA compliant with these documents.

Carl Lumley stated the bid document requires confidentiality and assumes both parties would have to sign a HIPPA confidentiality agreement.

Council Member Hoffman moved, seconded by Council Member Saunders to go with the bid document as proposed with amendments that allow staff adjustments regarding the diversion rewards, with the vote upon such motion being as follows, to-wit:

Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye
Council Member Kreuter – Aye



CITY OF CREVE COEUR – MINUTES
CITY COUNCIL MEETING
Monday, September 23, 2013
7:00 PM

Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

Council Member Hoffman moved, seconded by Council Member Saunders to adjourn at 10:06 p.m., with the vote upon such motion being as follows, to-wit:

Council Member Kreuter – Aye
Council Member Wang – Aye
Council Member D'Alfonso – Aye
Council Member Rhoades – Aye
Council Member Saunders – Aye
Council Member Hoffman – Aye
Council Member Lawrence – Aye
Council Member Kramer – Aye

The vote on the motion being 8 ayes and 0 nays, motion carried.

Submitted by:

Deborah Ryan
City Clerk

Barry Glantz
Mayor



DEPARTMENT OF PUBLIC WORKS OFFICE MEMO

DATE: October 2, 2013

TO: Mark Perkins, City Administrator

FROM: Jim Heines, Director of Public Works

SUBJECT: Kiwanis Donation of a Concrete Picnic Table for Beirne Park

Public Works staff has been approached by representatives of the Creve Coeur Kiwanis regarding the donation of another concrete picnic table to be placed in a Creve Coeur City Park. The attached photo is of the previous table they donated for Lavern Collins Park in November of 2011.

City staff presented the donation request to the Parks and Recreation Committee at their meeting on Wednesday, September 25, 2013 where they recommended for Council to accept the donation and place it in an area of a city park recommended by staff. City staff has investigated several feasible locations and recommended that the table should be placed at Beirne Park under the trees near the playground.

If the donation of a concrete picnic table and benches is accepted by the Council, it is anticipated that city staff will receive the delivery at our Maintenance Facility, construct a concrete pad as shown in the photo to place the park furniture on, and secure the items to the pad for use by the public. The approximate value of the table and benches delivered is \$2,100. Although the delivery and placement of these items will be relatively inexpensive involving a little staff and equipment time (approximately 6 man hours), the city will recognize approximately \$1,000-\$1,500 out of pocket cost to construct the concrete pad to place the table and benches on.

Staff's recommendation is to accept the picnic table donation from the Kiwanis. If approved, staff will schedule for the construction of a concrete pad in the spring of 2014 for the table and benches to be secured to and opened for public use.



RESOLUTION NO. 1082

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING EXECUTION OF AN AGREEMENT WITH MTI DISTRIBUTION FOR THE PURCHASE OF A USED 2008 TORO GROUNDMASTER 4500 D COUNTOUR ROUGH MOWER IN THE AMOUNT NOT TO EXCEED \$26,000

WHEREAS, it has been determined that MTI Distribution is the lowest and best bid for replacing the current 2003 Jacobsen HR 5111 Rough Mower; and,

WHEREAS, an amount of \$27,500 has been approved for the purchase of a used roughs mower in the FY 2014 Annual Budget; and,

WHEREAS, the City received three (3) bids; and,

WHEREAS, MTI Distribution has submitted a bid in the amount of \$26,000 including a trade-in for the City-owned 2003 Jacobsen HR 5111 Rough Mower with 3252 hours of service, and is recommended as the lowest and best bidder.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

SECTION 1. The agreement between MTI Distrubution and the City of Creve Coeur for the purchase of a used 2008 Toto Groundmaster 4500 D Contour Rough mower in an amount not to exceed \$26,000 is hereby approved. The agreement as executed shall be consistent with the provisions and intent of this Resolution and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the agreement.

SECTION 2. This resolution shall become effective upon its passage.

Adopted this 14th day of October, 2013.

ATTEST:

Barry Glantz, Mayor

Deborah Ryan, City Clerk



INTEROFFICE MEMORANDUM

Date: October 9, 2013

To: Mark Perkins, City Administrator
From: Kirsten Barnes, Director of Recreation
Subject: Roughs Mower Replacement

Included in the FY2014 Budget is money to replace the Golf Course's 2003 Jacobsen HR5111 Roughs Mower with 3252 operational hours. After confirming that there are no State or County contracts available for this mower, staff collected three bids in accordance the City Purchasing Guidelines. The bids included:

- | | | |
|---------------------|--------------------------------|----------------|
| • MTI Distributing | \$26,500 + Trade-In | Used 2008 Toro |
| • Reinders Inc. | \$32,250 + Trade-In | Used 2008 Toro |
| • Professional Turf | \$38,500 (no trade-in allowed) | Used Toro |

Because of the size of the course, the roughs mower gets much less use than at an 18-hole course. Therefore, the lower-priced used mower is adequate for the number of hours used annually.

Based on this information and the bids received, it is the recommendation of the staff to award the bid to MTI Distributing for the used 2008 Toro mower.



City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, Missouri 63141
(314) 432-6000
www.creve-coeur.org

DATE: October 8, 2013

TO: Mark Perkins, City Administrator

FROM: Daniel Smith, Director of Finance

SUBJECT: Bills Payable

For your information and transmittal to the City Council, is a list of bills payable dated October 8, 2013 in the amount of \$455,748.96.



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

NO DEPT - NO DIV

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02058		060513	05-Jun-13	BURR, MARIA	SEWER LATERAL REPAIR REIMB	02-00-00-1901	3,072.00
00084		4	10-Sep-13	COCA-COLA	VENDING SODA @ GARAGE	01-00-00-4739	121.68
01811	P001639	65139	23-Sep-13	CREATIVE PRODUCT SOURCING	VARIOUS DARE SUPPLIES	01-00-00-2513	1,178.65
02059		070913	09-Jul-13	DOWDELL, EMILY	SEWER LATERAL REPAIR REIMB	02-00-00-1901	1,707.20
00066		223274	19-Sep-13	FROESEL OIL	6200 GAL UNLEADED GAS	01-00-00-1651	18,446.92
02061		080213	02-Aug-13	JUNG, RAN	SEWER LATERAL REPAIR REIMB	02-00-00-1901	1,567.20
02002		1OCT13	01-Oct-13	P&M ENTERPRISES	9MM 124FMJ TRNG AMMO	01-00-00-2411	470.00
02060		082313	23-Aug-13	ROTSKOFF, SARI	SEWER LATERAL REPAIR REIMB	02-00-00-1901	2,574.40
02062		100413	06-Sep-13	SCHENK, WILLIAM	SEWER LATERAL REPAIR REIMB	02-00-00-1901	1,560.00
02053		UU014WM	18-Sep-13	ST LOUIS UNIVERSITY-WORFORCE CENTER	LAW ENFORC LEADSHIP-EIDMAN	01-00-00-2411	800.00
02053		3L010TH	18-Sep-13	ST LOUIS UNIVERSITY-WORFORCE CENTER	LAW ENFORC LEADSHIP-FRANCIS	01-00-00-2411	800.00
00260		13992	06-Sep-13	TOTAL LOCK & SECURITY	MATERIALS/LABOR VARIOUS LOCATIONS	01-00-00-2410	491.00
Sum of Invoices							32,789.05



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

LEGISLATIVE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00019		95328	02-Oct-13	CURTIS, HEINZ, GARRETT & O'KEEFE	LEGAL SVCS-CITY ATTY SEPT 2013	01-11-12-6201	11,222.00
00080		6308-141-5	09-Sep-13	DIERBERGS	FOOD FOR STAFF/COUNCIL	01-11-12-6264	22.05
00080		1649-127-5	23-Sep-13	DIERBERGS	FOOD FOR STAFF/COUNCIL	01-11-12-6264	18.96
01720		091713	17-Sep-13	MARSHALL, SHERRY CCR	CRT REPORTER-PUB HRG 9/9/13	01-11-13-6202	130.00
Sum of Invoices							11,393.01



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

IT

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00050		INV0031001	31-Aug-13	REJIS	MREACH ISSUES	01-12-51-6213	20.75
00070		I131001299	01-Oct-13	TECH ELECTRONICS	SERVICE-PHONE EXT, NIGHT MODE	01-12-51-6213	<u>325.00</u>
Sum of Invoices							345.75



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

FINANCE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00016		091213	12-Sep-13	COLLECTOR OF REVENUE	SALES TAX REPORT-SEPT 2013	01-13-11-6202	20.00
01765		38502	12-Sep-13	MISSOURI DEPARTMENT OF REVENUE	SALES TAX REPORT-AUG 2013	01-13-11-6202	35.00
00072		XT00083554	30-Sep-13	MSGOVERN, A DIVISION OF N. HARRIS CORP	W2 AND 1099 FORMS FOR 2013	01-13-11-7304	187.20
01568		11-01722	01-Oct-13	TRACKER	INVESTMENT SOFTWARE SUBSCRIPTION	01-13-11-6202	2,340.00
00075		3662	26-Sep-13	WUSSLER BUSINESS FORMS	30 EA FY 14 BUDGET BOOKS	01-13-11-6202	810.00
Sum of Invoices							3,392.20



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

MUNICIPAL COURT

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00050		INV0031109	15-Sep-13	REJIS	SUBSCRIPTION FEES-SEPT 2013	01-13-14-6202	<u>2,056.56</u>
						<i>Sum of Invoices</i>	2,056.56



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

INTERDEPARTMENTAL

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
02014		78634	19-Sep-13	CARTRIDGE WORLD	TONER-BLDG DEPT.	01-13-15-7312	107.10
00014	P001719	052 0215132 10/13	06-Sep-13	CHARTER COMMUNICATIONS	CABLE TV SERVICE AT CITY HALL	01-13-15-6255	87.45
00154		226067248	18-Sep-13	KONICA MINOLTA BUSINESS SOLUTIONS	QTRLY COPIER MAINT	01-13-15-6213	432.62
00045		677060586001	18-Sep-13	OFFICE DEPOT	MOUSE PAD	01-13-15-7312	7.89
00045		677060522001	18-Sep-13	OFFICE DEPOT	EXPANDING WALLETS	01-13-15-7312	15.76
00045		676884711001	17-Sep-13	OFFICE DEPOT	FILE FOLDERS, NAME BADGES	01-13-15-7312	54.78
00045		675888025001	13-Sep-13	OFFICE DEPOT	STICKY NOTES, DRYLINE	01-13-15-7312	44.93
00166		012148-982022	13-Sep-13	OFFICEMAX	TONER-RECORDS ROOM	01-13-15-7312	236.66
00077		5952087	26-Sep-13	QUILL	TONER-PLANNING DEPT	01-13-15-7312	88.98
01169		3209578725	14-Sep-13	STAPLES ADVANTAGE	VARIOUS OFFICE SUPPLIES	01-13-15-7312	313.33
01169		3209578726	14-Sep-13	STAPLES ADVANTAGE	REPLACEMENT KEYBOARD & MOUSE	01-13-15-7312	109.95
01169		3210070467	21-Sep-13	STAPLES ADVANTAGE	TONER-COURT	01-13-15-7312	725.31
01169		3210070466	21-Sep-13	STAPLES ADVANTAGE	TONER-COURT	01-13-15-7312	266.78
01169		3210070465	21-Sep-13	STAPLES ADVANTAGE	CREDIT CARD THERMAL ROLLS	01-13-15-7312	15.93
01169		3210556733	28-Sep-13	STAPLES ADVANTAGE	TONER-FINANCE	01-13-15-7312	251.54
01169		3210556732	28-Sep-13	STAPLES ADVANTAGE	DESK ORGANIZER, CLIPBOARDS	01-13-15-7312	27.91
Sum of Invoices							2,786.92



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

ICE ARENA

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-6550086	17-Sep-13	ARAMARK UNIFORM SERVICES	MOPS (9/17/13)	06-14-31-7301	0.88
01550		452-6593209	01-Oct-13	ARAMARK UNIFORM SERVICES	MOP RENTAL (10/1/13)	06-14-31-7301	0.88
01550		452-6566537	24-Sep-13	ARAMARK UNIFORM SERVICES	MOPS (9/24/13)	06-14-31-7301	0.88
01550		452-6550086	17-Sep-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (9/17/13)	06-14-31-7308	3.96
01550		452-6593209	01-Oct-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (10/1/13)	06-14-31-7308	3.96
01550		452-6566537	24-Sep-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (9/24/13)	06-14-31-7308	3.96
00081		9158343716	04-Jun-13	GRAINGER	LIGHT BALLASTS	06-14-31-6212	176.88
00081		9106492961	02-Apr-13	GRAINGER	CREDIT MEMO-MDSE RETURN	06-14-31-6212	-0.69
00081		9930806311	19-Sep-12	GRAINGER	CREDIT MEMO-MDSE RETURN	06-14-31-7304	-16.64
00082		0755598	24-Sep-13	METROLIFT PROPANE	PROPANE FOR OLYMPIA	06-14-31-7307	287.70
00970		1388-471986	23-Sep-13	O'REILLY AUTO PARTS	BATTERY FOR BACK-UP OLYMPIA	06-14-31-6211	77.98
00116		6311.	03-Oct-13	SAM'S CLUB	APPAREL	06-14-31-7308	33.96
Sum of Invoices							573.71



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

GOLF MAINTENANCE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00081		9242267582	12-Sep-13	GRAINGER	POLYCARBONATE MEASURE CUP	06-14-32-6212	10.67
00081		9242267582	12-Sep-13	GRAINGER	MARKING PAINT	06-14-32-7301	10.72
01415		INV0009540	30-Sep-13	GREENSPRO, INC.	POTASH FOR ZOYZIA TURF	06-14-32-7303	620.00
01415		INV0009510	25-Sep-13	GREENSPRO, INC.	POTASH FOR ZOYSIA TURF	06-14-32-7303	310.00
01415		INV0009509	25-Sep-13	GREENSPRO, INC.	PRE-EMERGENT HERBICIDE	06-14-32-7303	426.00
00117		4187891	27-Sep-13	HOME DEPOT	1 GAL SPRAYER	06-14-32-7302	14.97
00117		4187891	27-Sep-13	HOME DEPOT	FALL FLOWERS FOR CLUBHOUSE	06-14-32-7303	59.30
00458		28422091	10-Sep-13	LAFARGE NORTH AMERICA, INC.	TOP DRESSING SAND	06-14-32-6212	581.44
00042		I112690	30-Sep-13	MPR SUPPLY	CONTROL BOX COVERS	06-14-32-6212	13.80
00175		925920-00	04-Sep-13	MTI DISTRIBUTING, INC.	BELT FOR TORO MOWER	06-14-32-6211	46.80
00970		1388-472308	26-Sep-13	O'REILLY AUTO PARTS	OIL FILTERS, INJECTION CLNR	06-14-32-6211	22.61
00970		1388-472308	26-Sep-13	O'REILLY AUTO PARTS	DROP LIGHT	06-14-32-6212	14.99
01084		CD1728660	30-Sep-13	R&R PRODUCTS, INC.	ROLLER BEARINGS & WHEEL	06-14-32-6211	261.37
00116		6311.	03-Oct-13	SAM'S CLUB	APPAREL	06-14-32-7308	33.96
01275		25069	20-Sep-13	SCOTT'S POWER EQUIPMENT, INC.	WEEDEATER HEAD AND EYELETS	06-14-32-6211	61.39
00173		IN114405	12-Sep-13	SUPREME TURF PRODUCTS	FERTILIZER, GYPSUM, HERBICIDE	06-14-32-7303	518.50
00173		IN114546	16-Sep-13	SUPREME TURF PRODUCTS	ALGICIDE FOR PONDS	06-14-32-7303	102.50
Sum of Invoices							3,109.02



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

PRO SHOP

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01940		065782	16-Sep-13	ADVERTISING PREMIUM SALES, INC.	MERCHANDISE FOR RESALE	06-14-33-8327	397.97
01140		55409	26-Sep-13	ARCHWAY BOWLING & TROPHY	GOLF BALLS FOR RESALE	06-14-33-8324	45.00
00010		933853	19-Sep-13	BRANNEKY HARDWARE	HOSE & NOZZLE	06-14-33-6210	46.98
01356		7824	17-Sep-13	E-Z GOLF CART	4 EA PULL CARTS	06-14-33-9503	326.48
00116		6311.	03-Oct-13	SAM'S CLUB	APPAREL	06-14-33-7304	16.98
Sum of Invoices							833.41



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

SNACK BAR

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-6550086	17-Sep-13	ARAMARK UNIFORM SERVICES	WIPING TOWELS (9/17/13)	06-14-34-7301	3.58
01550		452-6593209	01-Oct-13	ARAMARK UNIFORM SERVICES	WIPING TOWELS (10/1/13)	06-14-34-7301	3.58
01550		452-6566537	24-Sep-13	ARAMARK UNIFORM SERVICES	WIPING TOWELS (9/24/13)	06-14-34-7301	3.58
00084	P001700	3878353017	24-Sep-13	COCA-COLA	SODA FOR RESALE (8317)	06-14-34-8317	571.21
00080		2850-107-5	30-Sep-13	DIERBERGS	FOOD FOR RESALE	06-14-34-8315	40.52
01491		59112698	01-Oct-13	FARMER BROS. COFFEE	COFFEE/TEA/COCOA FOR RESALE	06-14-34-8317	166.44
00116		4895	18-Sep-13	SAM'S CLUB	CLEANING SUPPLIES	06-14-34-7301	14.65
00116		6311.	03-Oct-13	SAM'S CLUB	FOOD FOR RESALE	06-14-34-8315	93.69
00116		4895	18-Sep-13	SAM'S CLUB	FOOD FOR RESALE	06-14-34-8315	55.48
00116		1688	19-Sep-13	SAM'S CLUB	WINE FOR RESALE	06-14-34-8316	41.53
00116		4895	18-Sep-13	SAM'S CLUB	SNACKS FOR RESALE	06-14-34-8319	43.28
00116		4895	18-Sep-13	SAM'S CLUB	MISC. SUPPLIES	06-14-34-8321	22.96
01121		57996	30-Sep-13	TJ'S PIZZA	PIZZA FOR RESALE	06-14-34-8315	124.80
Sum of Invoices							1,185.30



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

BUILDING MAINTENANCE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01644		96958	19-Aug-13	AA KEY & LOCK SERVICE	NEW LOCKS FOR LUNCH RM CABINET	01-16-11-6212	175.80
01550		452-6593208	01-Oct-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (10/1/13)	01-16-11-7308	7.92
01550		452-655085	17-Sep-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (9/17/13)	01-16-11-7308	7.92
01550		452-6566536	24-Sep-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (9/24/13)	01-16-11-7308	7.92
00128		S3291653.001	20-Sep-13	FROST ELECTRIC	DUSK TO DAWN LIGHTS	01-16-11-6212	19.03
00117		8028255	03-Oct-13	HOME DEPOT	FLAG POLE LIGHTS	01-16-11-6212	42.96
00164		036794	11-Sep-13	NEW SYSTEM CARPET & BUILDING CARE	AIR FRESHENERS	01-16-11-7301	897.09
00164		036284A	22-Aug-13	NEW SYSTEM CARPET & BUILDING CARE	FLOOR STAND-HAND SANITIZER	01-16-11-7301	5.00
00087	P001755	47625	17-Sep-13	SYSTEMAIRE	REPAIR/REPLACE 2.5 TON HEAT PUMP	01-16-11-9503	2,504.00
Sum of Invoices							3,449.05



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

POLICE-ADMIN

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01068		113381	25-Sep-13	DNT	RECORD ROOM COPIER MAINTENANCE	01-21-11-6213	111.94
00148		C30139A	23-Sep-13	I/O SOLUTIONS	SCORNG FEES NAT BAS ABIL TEST	01-21-11-6203	90.00
00125		301387	26-Sep-13	LEON UNIFORM	REFINISH BADGE	01-21-11-7308	20.00
00125		302658	30-Sep-13	LEON UNIFORM	REFINISH BADGE	01-21-11-7308	20.00
00125		303895	02-Oct-03	LEON UNIFORM	(518) CCPD EMBLEMS	01-21-11-7308	699.30
01378		05757	31-Aug-13	PERSONNEL EVALUATION INC.	BOOKLETS/ANSR SHEETS FOR APPLIC	01-21-11-6203	135.80
00050	P001698	INV0031110.	15-Sep-13	REJIS	SUBSCRIPTION FEES-SEPT 2013	01-21-11-6202	4,030.39
00050	P001697	INV00031110	15-Sep-13	REJIS	CHARTER FIBER CONNECTION-SEPT	01-21-11-6202	855.00
00050		INV0031110	15-Sep-13	REJIS	CISCO ASA 5505 MAINT SEPT 2013	01-21-11-6202	20.77
00050		INV0031110	15-Sep-13	REJIS	IMDS ORACLE DB MAINT SEPT 2013	01-21-11-6202	21.00
00050		INV0031110	15-Sep-13	REJIS	LIVESCAN CONNECTION SEPT 2013	01-21-11-6202	50.00
00050	P001699	INV00031110..	15-Sep-13	REJIS	GLOBAL SOFTWARE SERVICES-SEPT 13	01-21-11-6213	1,102.50
00050		INV0031111	17-Sep-13	REJIS	(11) FRID BADGES	01-21-11-6213	82.50
00092	P001689	52557	03-Oct-13	ST LOUIS COUNTY	C.A.R.E CONTRACT-OCTOBER 2013	01-21-11-6202	23.91
00656		2196886	26-Sep-13	TAB PRODUCTS CO, LLC	1 BOX OF 1800 LABELS	01-21-11-7304	406.84
00260		13992-1	06-Sep-13	TOTAL LOCK & SECURITY	MATERIAL/LABOR RECORDS/WC OFFI	01-21-11-7302	83.54
01048		9711713078	18-Sep-13	VERIZON WIRELESS	AIR CARD 8/19 - 9/18/13	01-21-11-6253	71.00
01048		9711051427	04-Sep-13	VERIZON WIRELESS	MOBILE BROADBAND FOR IPAD	01-21-11-6253	40.01
00178		205296	25-Sep-13	WARNER COMMUNICATIONS CORP.	SERVICE CALL ON STANCIL RECORD	01-21-11-6213	150.00
00178		6154	27-Sep-13	WARNER COMMUNICATIONS CORP.	CREDIT FOR OVERCHARGE	01-21-11-6213	-90.00
Sum of Invoices							7,924.50



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

POLICE-INVESTIGATIONS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00050		INV0031110	15-Sep-13	REJIS	IMDS ORACLE DB MAINT	01-21-21-6202	10.50
Sum of Invoices							10.50



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

POLICE-PATROL

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01821		6010786	26-Sep-13	ALL STAR DODGE CHRYSLER JEEP	CAR 2417 FRONT BRAKES	01-21-22-6210	547.63
00891		1270	18-Sep-13	ANDY'S MOTORCYCLE REPAIR	MOTOR 2421 SERVICE & REPAIR	01-21-22-6210	537.85
00891		1272	23-Sep-13	ANDY'S MOTORCYCLE REPAIR	SERVICE & REPAIR MOTOR 2420	01-21-22-6210	269.92
00007		379-624395	30-Sep-13	BATTERIES PLUS - 270	BATTERY FOR MOTORCYCLE 2420	01-21-22-6210	115.29
02042	P001778	1134286	27-Sep-13	CREATIVE AUTO TRIM	INTERIOR BUILD FOR DWI VAN	01-21-22-9502	9,500.00
01031		982852	04-Sep-13	DOC'S HARLEY DAVIDSON	JIFFY STAND SPRING MOTOR 2421	01-21-22-6210	6.99
01031		985266	23-Sep-13	DOC'S HARLEY DAVIDSON	SWITCH FOR MOTOR 2420	01-21-22-6210	17.30
00094		167301	23-Sep-13	FIRESTONE	MOUNT TIRE ON RIM/BALANCE	01-21-22-6210	11.47
00094		167552	01-Oct-13	FIRESTONE	CAR 2410 3000 MILE SERVICE	01-21-22-6210	22.99
00094		167560	01-Oct-13	FIRESTONE	CAR 2403 3000 MILE SERVICE	01-21-22-6210	22.99
00094		167509	30-Sep-13	FIRESTONE	CAR 2405 TENSION STRUTS	01-21-22-6210	282.97
00094		167337	24-Sep-13	FIRESTONE	CAR 2419 3000 MILE SERVICE	01-21-22-6210	37.98
00094		167350	26-Sep-13	FIRESTONE	CAR 2408 STRUTS, BRAKES, TIRES	01-21-22-6210	1,036.07
00094		167037	14-Sep-13	FIRESTONE	REPLACE HEADLIGHT BULB 2419	01-21-22-6210	37.90
00094		167104	16-Sep-13	FIRESTONE	INSTALL TIRE ON CAR 2410	01-21-22-6210	14.44
00094		167223	20-Sep-13	FIRESTONE	CAR 2409 BATTERY CHECK	01-21-22-6210	22.09
00094		167222	20-Sep-13	FIRESTONE	CAR 2417 REAR BRAKES	01-21-22-6210	370.58
00094		167284	22-Sep-13	FIRESTONE	CAR 2406 3000 MILE SERVICE	01-21-22-6210	22.99
00094		167262	21-Sep-13	FIRESTONE	CAR 2407 3000 MILE SERVICE	01-21-22-6210	22.99
00364	P001731	1178917-IN	26-Sep-13	GULF STATES DISTRIBUTORS	2 CASES 40 CAL. AMMUNITION	01-21-22-7313	798.00
00117		5573525	06-Sep-13	HOME DEPOT	STAPLE GUN/STAPLES FOR PATROL	01-21-22-7302	44.87
00117		4134269	06-Sep-13	HOME DEPOT	CREDIT FOR TAX REFUND	01-21-22-7302	-3.37
00147		402934	26-Sep-13	INTOXIMETERS	(652) MOUTHPIECES FST	01-21-22-6211	149.96
00125	P001757	302076-03	12-Sep-13	LEON UNIFORM	UNIFORM ITEMS FOR NEW OFFICER	01-21-22-5107	22.95
00125		302081-04	12-Sep-13	LEON UNIFORM	UNIFORM ITEMS FOR NEW OFFICER	01-21-22-5107	22.95
00970		1852-382931	30-Sep-13	O'REILLY AUTO PARTS	25 AMP FUSES FOR VEHICLES	01-21-22-6210	8.58
00970		1852-381266	09-Sep-13	O'REILLY AUTO PARTS	(9) WIPER BLADES	01-21-22-6210	70.92
00050		INV0031110	15-Sep-13	REJIS	14 VERIZON DATA LINES	01-21-22-6253	686.00
02043	P001774	24506	16-Sep-13	VINYL IMAGES	GRAPHICS PKG & INSTALL DWI VAN	01-21-22-9502	2,501.57
00237		3323228	25-Sep-13	WORLD WIDE TECHNOLOGY	(1) MOBILE PRINTER	01-21-22-9503	595.49
Sum of Invoices							17,798.36



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

PUBLIC WORKS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01048		9711554240	13-Sep-13	VERIZON WIRELESS	AIR CARD 8/14-9/13/13	01-31-11-6253	40.01
Sum of Invoices							40.01



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

STREETS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00131		9912442026	31-Aug-13	AIRGAS	WELDING GAS/TANKS	01-31-41-7307	53.02
01550		452-6593206	01-Oct-13	ARAMARK UNIFORM SERVICES	MOP RENTAL (10/1/13)	01-31-41-6212	8.91
01550		452-6566534	24-Sep-13	ARAMARK UNIFORM SERVICES	MOP RENTAL (9/24/13)	01-31-41-6212	8.91
01550		452-6550083	17-Sep-13	ARAMARK UNIFORM SERVICES	MOP RENTAL (9/17/13)	01-31-41-6212	8.91
01550		452-6593206	01-Oct-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (10/1/13)	01-31-41-7308	60.00
01550		452-6566534	24-Sep-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (9/24/13)	01-31-41-7308	42.25
01550		452-6550083	17-Sep-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (9/17/13)	01-31-41-7308	42.25
01793	P001735	350693	26-Sep-13	BEELMAN LOGISTICS, LLC	SALT DELIVERY-INITIAL SHIPMENT	01-31-41-7310	2,925.11
00102		759611	19-Sep-13	BEYERS LUMBER	VARIOUS SMALL TOOLS	01-31-41-7302	127.12
00102		760098	26-Sep-13	BEYERS LUMBER	CONCRETE REPLACEMENT SUPPLIES	01-31-41-7305	61.92
00102		759644	19-Sep-13	BEYERS LUMBER	CONCRETE BLOCKS	01-31-41-7305	35.04
02006		632915	03-Sep-13	BLUE CHIP	PEST CONTROL SVC-SEPT 2013	01-31-41-7301	26.00
00693		272942	17-Sep-13	BMC ENTERPRISES, INC.	CONCRETE FOR CURB 46 LADUE EST	01-31-41-7305	459.65
00013		1763-212240	19-Jun-13	CARQUEST AUTO PARTS	REMAN ALTERNATOR TRK 105	01-31-41-6210	229.07
00013		1763-216207	17-Sep-13	CARQUEST AUTO PARTS	CARB CLEANER	01-31-41-6210	40.68
00013		1763-2162551	17-Sep-13	CARQUEST AUTO PARTS	FUSE FOR INTERNATIONAL TRUCKS	01-31-41-6210	143.92
00013		1763-213485	17-Jul-13	CARQUEST AUTO PARTS	AIR GREASE GUN	01-31-41-6210	67.75
00013		1763-212251	19-Jun-13	CARQUEST AUTO PARTS	CREDIT MEMO-MDSE RETURN	01-31-41-6210	-26.14
00013		918474	19-Feb-13	CARQUEST AUTO PARTS	CREDIT ON ACCOUNT	01-31-41-6210	-95.88
00013		1763-216206	17-Sep-13	CARQUEST AUTO PARTS	BOLTS FOR BACKHOE	01-31-41-6211	4.46
00013		1763-216208	17-Sep-13	CARQUEST AUTO PARTS	BOLTS FOR BACKHOE	01-31-41-6211	3.09
00843		983813	06-Sep-13	CHART DISTRIBUTION GROUP	BULK OIL	01-31-41-6210	366.60
00843		983813	06-Sep-13	CHART DISTRIBUTION GROUP	BULK OIL	01-31-41-6211	366.60
00952		62555	20-Sep-13	CHEMCO INDUSTRIES, INC.	OIL PADS FOR GARAGE FLOOR	01-31-41-6212	72.63
00952		62532	18-Sep-13	CHEMCO INDUSTRIES, INC.	SPRAY DISINFECTANT FOR TRUCKS	01-31-41-7301	72.71
00049		36060	25-Sep-13	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL W/E 9/22/13	01-31-41-6207	2,872.32
00049		36044	18-Sep-13	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL W/E 9/15/13	01-31-41-6207	2,872.32
00049		36024	11-Sep-13	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL W/E 9/2/13	01-31-41-6207	2,227.49
00049		35934	13-Aug-13	EMPLOYEE STAFFING GROUP	TEMP PERSONNEL W/E 8/11/13	01-31-41-6207	2,980.32
00023		351494	10-Sep-13	FRED WEBER	STONE FOR WEST LEAF SITE	01-31-41-7305	4,609.51
00023		352289	12-Sep-13	FRED WEBER	STONE FOR WEST LEAF SITE	01-31-41-7305	1,585.32
00023		355119	25-Sep-13	FRED WEBER	ASPHALT-MOSLEY HILLS REPAIRS	01-31-41-7305	236.00
00023		355630	27-Sep-13	FRED WEBER	ASPHALT-DEAUVILLE CT REPAIRS	01-31-41-7305	295.00
00023		355262	26-Sep-13	FRED WEBER	STONE (FOR STOCK) AT SHOP	01-31-41-7305	467.11
00023		354599	24-Sep-13	FRED WEBER	ASPHALT-REPAIRS CHALET & MOSEL	01-31-41-7305	236.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

STREETS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00023		353764	19-Sep-13	FRED WEBER	ASPHALT-BROADVIEW FARMS	01-31-41-7305	708.00
00023		352406	12-Sep-13	FRED WEBER	ASPHALT FOR VARIOUS STREET RPR	01-31-41-7305	118.00
00023		352635	13-Sep-13	FRED WEBER	ASPHALT FOR CHALET CT/WEST LEA	01-31-41-7305	236.00
00023		351958	11-Sep-13	FRED WEBER	ASPHALT FOR CHALET CT/WEST LF	01-31-41-7305	413.00
00509		43027	20-Sep-13	HEREFORD CONCRETE PRODUCTS, INC.	SILLS FOR INLET-GRAESER RD.	01-31-41-7305	92.00
00117		5011426	26-Sep-13	HOME DEPOT	CONCRETE SUPPLIES	01-31-41-7305	149.38
01636		0347-000159548	31-Aug-13	JOHNNY ON THE SPOT	2 EA RENTAL UNITS	01-31-41-6266	163.00
01134		3163265	10-Sep-13	KIMBALL MIDWEST	DRILL BIT	01-31-41-7302	91.13
00156		57512	30-Sep-13	L & C TRUCK REPAIR, INC.	REPLACE POWER INVERTOR TRK 200	01-31-41-6210	410.37
00156		57381	18-Sep-13	L & C TRUCK REPAIR, INC.	PIN REPAIR ON BUCKET TRUCK	01-31-41-6210	267.00
00348		67041	18-Sep-13	MIDWEST SYSTEMS TRUCK EQUIPMENT, INC.	TARP GEAR MOTOR TRK 311	01-31-41-6210	263.50
00348		67081	26-Sep-13	MIDWEST SYSTEMS TRUCK EQUIPMENT, INC.	REPLACE BEARINGS ON SALT SPRDR	01-31-41-7310	249.25
00042		I112130	19-Sep-13	MPR SUPPLY	PARTS FOR VALVE BOX REPAIR	01-31-41-6211	5.22
00042		I112131	19-Sep-13	MPR SUPPLY	PART FOR VALVE BOX REPAIR	01-31-41-6211	1.31
00042		I111759	13-Sep-13	MPR SUPPLY	ROUND VALVE BOXES W/COVER	01-31-41-6211	67.72
00165		TI-0266288	17-Sep-13	NEWMAN TRAFFIC SIGNS	EXIT SIGN FOR MARY MEADOWS	01-31-41-7311	35.25
00865	P001726	238321 STS	30-Sep-13	OUTDOOR SOLUTIONS	OLIVE/I270 MAINTENANCE-SEPT 20	01-31-41-6212	3,875.00
00047		P02804	04-Sep-13	PAT KELLY EQUIPMENT	BITS FOR HAMMER DRILL	01-31-41-7302	25.48
00047	P001749	E06025	26-Aug-13	PAT KELLY EQUIPMENT	1 EA SCISSOR PLATFORM LIFT	01-31-41-9503	6,895.00
00110		315852	16-Sep-13	RICMAR INDUSTRIES	BUG SPRAY	01-31-41-7301	202.42
00092		51831	06-Sep-13	ST LOUIS COUNTY	CONCRETE TESTING	01-31-41-6202	55.00
00092		52293	23-Sep-13	ST LOUIS COUNTY	TRAFFIC SIGNAL MAINT	01-31-41-6251	2,718.25
00173		IN114617	18-Sep-13	SUPREME TURF PRODUCTS	GRASS SEED-BEIRNE PARK	01-31-41-7303	202.50
00492		151312	25-Sep-13	TOMASOVIC GREENHOUSE & NURSERY INC	FALL FLOWERS-VARIOUS LOCATIONS	01-31-41-7303	651.25
00562		21609	26-Jun-13	TRAFFIC CONTROL COMPANY	"ROAD CLOSED" SIGN RENTAL-PGA	01-31-41-7311	744.00
01869		63223	16-Sep-13	VIKING-CIVES MIDWEST, INC.	BEARING FOR SALT SPREADER	01-31-41-7310	86.00
Sum of Invoices							42,211.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

HEALTH & WELFARE

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01480		2111084743	15-Sep-13	IESI MO - CHAMP LANDFILL LLC	LANDFILL FEE	01-31-42-6214	51.41
00631		779771	17-Sep-13	PERALES AE LAWN CARE LLC	MOW HIGH WEEDS/GRASS-BEACON HL	01-31-42-6215	300.00
00105	P001702	0346-015561819	31-Jul-13	REPUBLIC SERVICES	TRASH SVC-CONDO'S-AUGUST 2013	01-31-42-6214	1,847.21
00105	P001702	0346-015601283	31-Aug-13	REPUBLIC SERVICES	TRASH SVC-CONDO'S SEPTEMBER 20	01-31-42-6214	1,847.21
00105	P001702	0346-015690719	15-Sep-13	REPUBLIC SERVICES	RESIDENTIAL SERVICE-SEPTEMBER	01-31-42-6214	83,382.20
00105	P001702	0346-015690719	15-Sep-13	REPUBLIC SERVICES	RECYCLING SERVICE-SEPTEMBER 20	01-31-42-6217	24,146.20
Sum of Invoices							111,574.23



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

PARKS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01550		452-6593206	01-Oct-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (10/1/13)	01-31-43-7308	60.00
01550		452-6566534	24-Sep-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (9/24/13)	01-31-43-7308	42.25
01550		452-6550083	17-Sep-13	ARAMARK UNIFORM SERVICES	UNIFORM RENTAL (9/17/13)	01-31-43-7308	42.25
02006		632915	03-Sep-13	BLUE CHIP	PEST CONTROL SVC-SEPT 2013	01-31-43-7301	26.00
00013		1763-216571	24-Sep-13	CARQUEST AUTO PARTS	ANTIFREEZE-SPLASH PAD/IRRIGATI	01-31-43-7301	566.90
00952		62532	18-Sep-13	CHEMCO INDUSTRIES, INC.	SPRAY DISINFECTANT FOR TRUCKS	01-31-43-7301	72.72
00023		354132	20-Sep-13	FRED WEBER	STONE (STOCK) AT SHOP	01-31-43-6212	290.43
00209		182624/1	19-Sep-13	KIRKWOOD MATERIAL SUPPLY	BOULDER FOR CRAIG RD ISLAND	01-31-43-6212	152.00
00209		182578/1	18-Sep-13	KIRKWOOD MATERIAL SUPPLY	FIELDSTONE FOR CRAIG ISLAND	01-31-43-6212	535.36
00040		53452	27-Sep-13	MILBRADT	CHAINSAW AND CHAINS	01-31-43-6211	340.99
00040		817161	09-Sep-13	MILBRADT	OIL FOR CHAIN SAWS	01-31-43-6211	39.00
00040		53429	23-Sep-13	MILBRADT	1 EA MS391 25" STIHL SAW	01-31-43-6211	447.99
01271		1290827	04-Sep-13	MISSOURI WILDFLOWERS NURSERY	LANDSCAPING-TAPPMAYER BIOSWALE	01-31-43-6212	353.64
00865	P001727	238321 PKS	30-Sep-13	OUTDOOR SOLUTIONS	R.O.W. MOWING-SEPTEMBER 2013	01-31-43-6212	887.32
00110		315852	16-Sep-13	RICMAR INDUSTRIES	BUG SPRAY	01-31-43-7301	202.42
01275		120664	22-Jul-13	SCOTT'S POWER EQUIPMENT, INC.	TRIMMER HEAD	01-31-43-6211	34.99
01489		15003329	10-Sep-13	SUPERCO SPECIALTY PRODUCTS	CLEANING SUPPLIES	01-31-43-7301	219.05
00173		IN114810	24-Sep-13	SUPREME TURF PRODUCTS	WEED KILLER	01-31-43-7301	66.00
00173		IN114912	24-Sep-13	SUPREME TURF PRODUCTS	WEED KILLER	01-31-43-7301	105.60
00173		IN11416	28-Sep-13	SUPREME TURF PRODUCTS	GRASS SEED	01-31-43-7303	725.00
00593	P001724	18523	28-Sep-13	THE GREENWOOD GROUP LLC	PARKS MOWING-SEPTEMBER 2013	01-31-43-6212	3,524.00
Sum of Invoices							8,733.91



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

COMMUNITY DEVELOPMENT - PLANNING

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00213		091813-1	18-Sep-13	MCLAUGHLIN COURT REPORTING SERVICES, INC	CRT REPRTR-P&Z PUB HRG 9/16/13	01-32-11-6202	234.00
Sum of Invoices							234.00



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

COMMUNITY DEVELOPMENT - BUILDING

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
00112		42775	11-Sep-13	MPS	JOBSITE INSP INFO BUSINESS CRD	01-32-61-7304	66.12
01169		3210556732	28-Sep-13	STAPLES ADVANTAGE	PENS FOR INSPECTORS	01-32-61-7304	74.99
01048		9711051427	04-Sep-13	VERIZON WIRELESS	INSPECTOR TABLETS	01-32-61-6253	150.00
Sum of Invoices							291.11



CITY OF CREVE COEUR
ACCOUNTS PAYABLE LISTING

10/8/2013

CAPITAL IMPROVEMENTS

Vendor Number	Purchase Order	Invoice Number	Invoice Date	Vendor Name	Description	GL Account	Invoice Amount
01591	P001769	1778	24-Sep-13	IMPERIAL FENCE	INSTALL CHAINLINK FENCE GATE	02-61-71-9509-14522	2,488.00
01334	P001668	PAY #1	04-Oct-13	GEORGE BUTLER ASSOCIATES, INC.	CHASSELLE ROADWAY IMP PROJ	02-61-71-9510-13601	33,161.96
01934	P001710	PAY #2 REHAB	04-Oct-13	AMCON MUNICIPAL CONCRETE LLC	PAY #2-2013 ROADWAY REHAB PROJ	02-61-71-9510-14602	<u>169,367.40</u>
Sum of Invoices							205,017.36
Grand Total All Invoices							455,748.96

**AN ORDINANCE AUTHORIZING A MASTER SIGN PLAN FOR WHITFIELD SCHOOL
LOCATED AT 175 S. MASON ROAD AND ZONED "A" SINGLE FAMILY RESIDENTIAL**

WHEREAS, Andy Seabacher, of M+H Architects, Inc., on behalf of Whitfield School, has submitted an application for a Master Sign Plan for the campus at 175 S. Mason Road, pursuant to Section 405.950.J of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus; and

WHEREAS, the boundaries of the Master Signage Plan will be for the entire development including all existing and proposed signage as demonstrated in the Plan received August 6, 2013 and attached as Exhibit 1; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on September 16, 2013, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission reviewed and, by 6-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on September 16, 2013; and

WHEREAS, the City Council being fully informed finds that approving the Plan subject to certain conditions would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: A Master Sign Plan is approved for the Whitfield School campus at 175 S. Mason, in the "A" Single Family Residential zoning district whose legal description is as follows:

A PARCEL OF LAND LOCATED IN PART OF LOT 1 OF GOTTFRIED MERTZ ESTATE AS RECORDED IN PLAT BOOK 2 PAGE 39 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, BEIN ALSO LOCATED IN SECTION 8, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

SECTION 2: Such approval of the Master Signage Plan for the Whitfield School campus shall be subject to the following conditions:

BILL NO. 5453

ORDINANCE NO. _____

1. The Applicant shall follow the Master Signage Plan received August 6, 2013 for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
2. The Applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
3. No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.940(E)(5).

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2013.

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

July 18, 2013

SIGNAGE MASTER PLAN STUDY

for

WHITFIELD SCHOOL





2150 SCHUETZ ROAD, SUITE 200, ST. LOUIS, MO 63146 | 314.878.3500 | WWW.MHA.US.COM

August 1, 2013

Mr. Paul Langdon
Community Development Director
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, MO 63141

RE: Whitfield School Signage Master Plan
09009.02 GT

Dear Mr. Langdon:

Please accept this submittal on behalf of Whitfield School for approval as the Master Sign Plan record document for Whitfield School.

Campus signage is intended to communicate to on and off-site public, improve on-site vehicular traffic and safety, and identify and provide information for campus facilities while enhancing the aesthetic appearance of the campus.

The purpose of the proposed Master Sign Plan is to establish a framework of acceptable size and location for all future permanent signs on Whitfield School's campus. This will enable Whitfield to execute the Sign Master Plan through individual sign installation, as needs arise and development on campus continues, within this approved framework. Execution of the Sign Master Plan and installation of the individual signs will be without a specific schedule and in no specific order at this time.

All signs will comply with Life Safety codes, signs will not obstruct exit ways or ventilation, and signs will not project beyond the property lines or into public right-of-ways.

The attached submittal includes a Whitfield school campus key plan indicating the locations for each proposed and existing signs on campus followed by a detailed description of each sign.

We hope you find this acceptable. Please call with any questions or comments.

Sincerely,

M+H ARCHITECTS

A handwritten signature in black ink, appearing to read 'ANDY SEBACHER', is written over the printed name.

Andy Sebacher
Project Manager

cc: Mr. Dave Lauer, Whitfield School

P:\PRJ\2009\09009.02 Whitfield Signage Masterplan\B - Word Docs\Signage MP Letter.doc



WHITFIELD SCHOOL
175 SOUTH MASON ROAD
ST. LOUIS, MO 63141

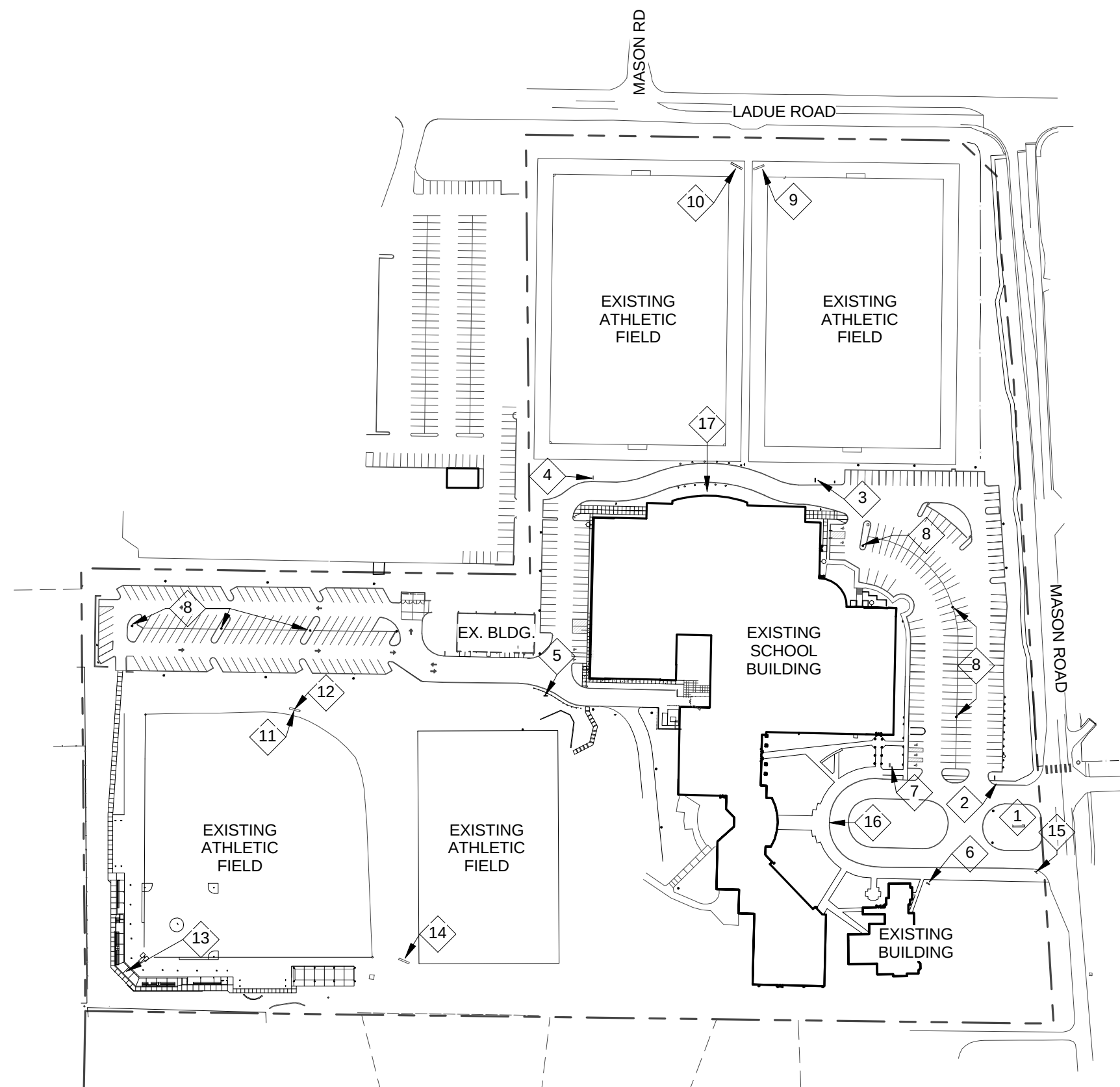
ZONING: R-1

SITE ACREAGE: 23.929 AC. +/-

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN PART OF LOT 1 OF GOTTFRIED MERTZ ESTATE AS RECORDED IN PLAT BOOK 2 PAGE 39 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, BEING ALSO LOCATED IN SECTION 8, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

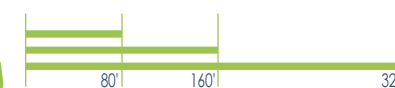




PLAN KEYED NOTES



- 1 EXISTING MONUMENT SIGN.
- 2 NEW DIRECTIONAL PANEL SIGN.
- 3 NEW DIRECTIONAL PANEL SIGN.
- 4 NEW DIRECTIONAL PANEL SIGN.
- 5 NEW DIRECTIONAL PANEL SIGN.
- 6 NEW DIRECTIONAL PANEL SIGN.
- 7 NEW DIRECTIONAL PANEL SIGN.
- 8 EXISTING LIGHT POLE MOUNTED BANNERS.
- 9 EXISTING POLE MOUNTED SCOREBOARD TO BE REPLACED AT NORTHEAST FIELD.
- 10 NEW POLE MOUNTED SCOREBOARD AT NORTHWEST FIELD.
- 11 EXISTING BASEBALL FIELD SCOREBOARD.
- 12 PROPOSED DONOR OR FIELD INFORMATION ADDED TO EXISTING SCOREBOARD.
- 13 EXISTING WALL MOUNTED BASEBALL FIELD NAME.
- 14 EXISTING POLE MOUNTED SCOREBOARD AT SOUTH FIELD.
- 15 EXISTING "EXIT ONLY" PANEL SIGN.
- 16 EXISTING WALL MOUNTED SIGN FOR SCHOOL NAME.
- 17 NEW WALL MOUNTED SIGN FOR SCHOOL NAME.



SIGNAGE PLAN



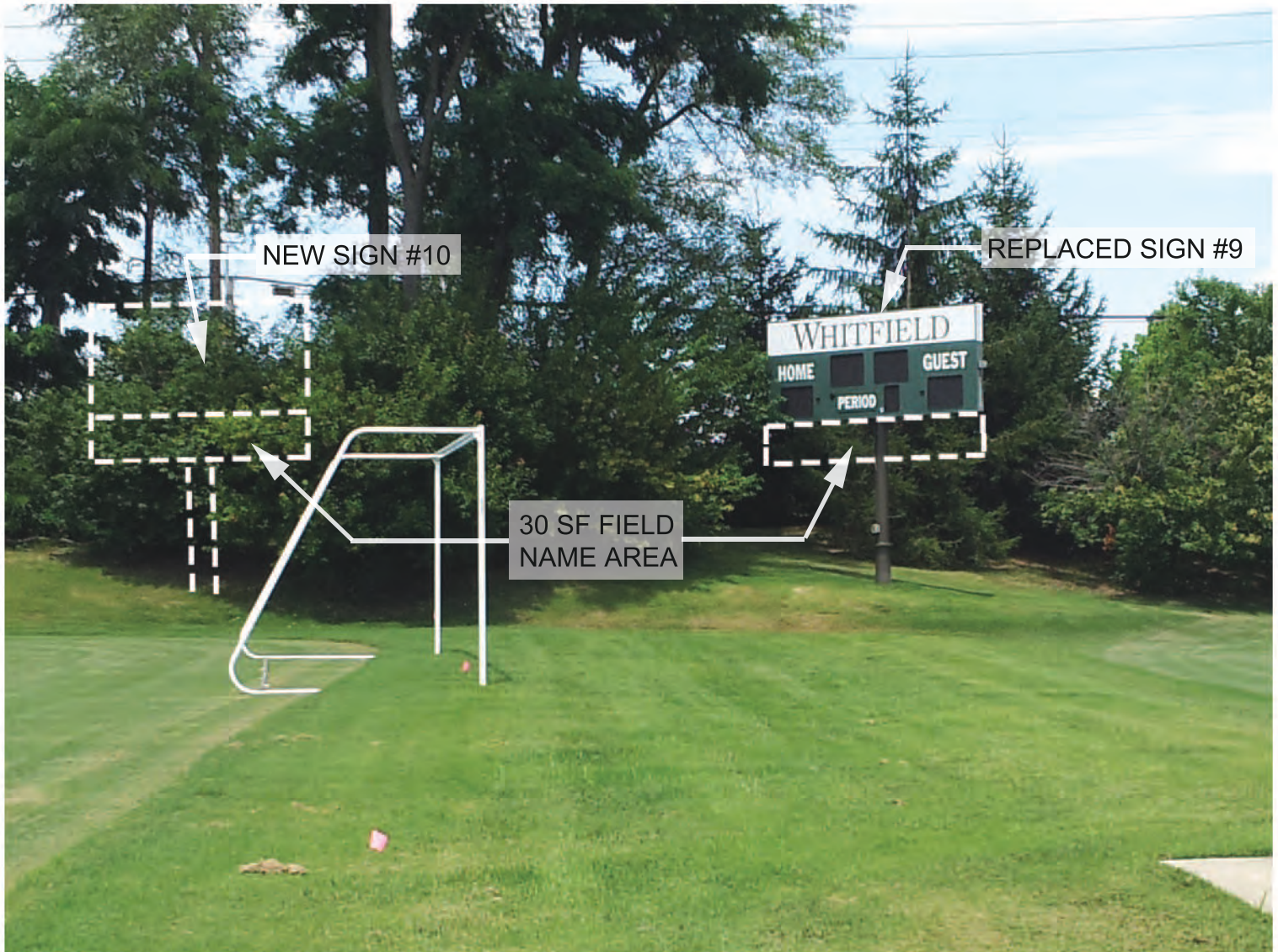


1

EXISTING MONUMENT SIGN

- LOCATED AT SITE ENTRANCE,
AT MASON ROAD.
- 15' LONG x 4' HIGH x 16" THK. WALL
- 60 SF SIGN AREA





10

NEW NORTH FIELD SCOREBOARD

- LOCATED AT NORTH SIDE, BETWEEN NORTH FIELDS
- SIGN FACES SOUTHWEST
- 15' WIDE X 8' HIGH
- TOP OF SIGN APPROX 12' ABOVE PLAYING FIELDS
- INCLUDES 2' H. PANEL FOR FIELD NAME/ DONOR RECOGNITION BELOW SCOREBOARD - 30 SF
- ADJACENT TO AND MATCHING NEW SCOREBD. #9





11

EXISTING BASEBALL FIELD SCOREBOARD

- LOCATED AT NORTH SIDE OF BASEBALL FIELD
- SOUTH FACING BOARD
- INCLUDES 2' H. PANEL NAMING SCHOOL(40 SF)
- 20' WIDE x 8' HIGH PANEL (160 SF)
- TOP OF BOARD 20' ABOVE GRADE





12

PROPOSED SIGNAGE ON EXISTING SCOREBOARD

- PROPOSED SIGNAGE ON BACK OF EXISTING SCOREBOARD FOR SCHOOL NAME OR POTENTIAL DONOR RECOGNITION
- NEW PANEL FACING PARKING LOT (NORTH)
- PANEL 20'x8' 160 SF(MATCHING FRONT)





13

EXISTING WALL MTD. SIGN

- LOCATED AT BASEBALL FIELD BEHIND BACKSTOP
- 16" H. METAL REVERSE CHANNEL LETTERS
- APPROX. 42 SF SIGN AREA





14

EXISTING SCOREBOARD

- LOCATED AT SOUTH AHLETIC FIELD
- SIGN INCLUDES 1'-8" H. PANEL OF FIELD NAME, 20 SF
- 12' WIDE x 5'-6" HIGH
- TOP OF BOARD AT 15'-6" ABOVE GRADE





- 15 EXISTING 'EXIT ONLY' PANEL SIGN
- 52" WIDE x 12" HIGH
 - TOP OF SIGN 25" ABOVE GRADE





16

EXISTING WALL MTD. SIGN

- LOCATED AT COLLUMNADE NEAR SCHOOL ENTRY
- SIGN FACES EAST PROERTY LINE/MASON ROAD
- 9" H. METAL REVERSE CHANNEL LETTERS
- 16 SF SIGN AREA





67.6sf Halo-Illuminated Channel Letter Wall Sign

FABRICATE & INSTALL ONE NEW SET OF INDIVIDUALLY FORMED LETTERS ON EXTERIOR WALL AS SHOWN.

FACES: ALUMINUM PAINTED MAP BLACK

RETURNS: 3.5" DEEP ALUMINUM PAINTED MAP BRUSHED ALUMINUM.

ILLUMINATION: WHITE LED MODULES MOUNTED INSIDE EACH LETTER AS REQ'D FOR HALO-ILLUMINATION AROUND LETTER CAST ONTO WALL BEHIND.

POWER: 120v CIRCUIT(S) TO SIGN BY OTHERS BEFORE INSTALLATION. WARREN SIGN TO MAKE FINAL CONNECTION. SIGN IS UL LISTED.

INSTALLATION: LETTERS MOUNT 1 1/2" OFF WALL VIA NON-CORROSIVE MECHANICAL FASTENERS W/ EXPANDABLE ANCHORS INTO PRE-DRILLED HOLES IN WALL.

WHITFIELD

← SAMPLE OF HALO ILLUMINATION



WORRYFREE WARRENTY
energy efficient signs built to last.



PARTIAL NORTH ELEVATION

17

PROPOSED WALL MOUNTED SIGN

- LOCATED AT NORTH FACE OF SCHOOL
- SIGN FACES NORTH PROPERTY LINE/LADUE ROAD
- METAL REVERSE CHANNEL LETTERS
- SIGN WILL BE BACKLIT - SEE NOTES ABOVE



10sf D/F Directional Signs (x6)

SCALE: 1"=1'

FABRICATE & INSTALL FIVE NEW D/F POST & PANEL DIRECTIONAL SIGNS.

PANEL: 2" DEEP ALUMINUM PAINTED MAP BLACK.

DIRECTIONAL COPY TO BE 3M PREMIUM WHITE VINYL FILM.

POSTS: 2" x 2" ALUM. TUBES PAINTED MAP CUSTOM GREEN.

INSTALLATION: POSTS SET INTO 12" DIA. X 30" DEEP CONCRETE FOOTINGS AS REQ'D.

2

NEW DIRECTIONAL PANEL SIGN

- EXAMPLE LAYOUT SHOWN
- DESIGN USED FOR SIGNS NUMBERED 2 THRU 7



PROPOSED DIRECTIONAL
PANEL SIGN

2

PROPOSED DIRECTIONAL PANEL SIGN

- LOCATED AT SITE ENTRANCE
- 4'-5" wide X 4'-0" high
- 10 SF SIGN AREA





3

PROPOSED DIRECTIONAL PANEL SIGN

- LOCATED AT NE CORNER OF SCHOOL
- 4'-5" wide X 4'-0" high
- 10 SF SIGN AREA



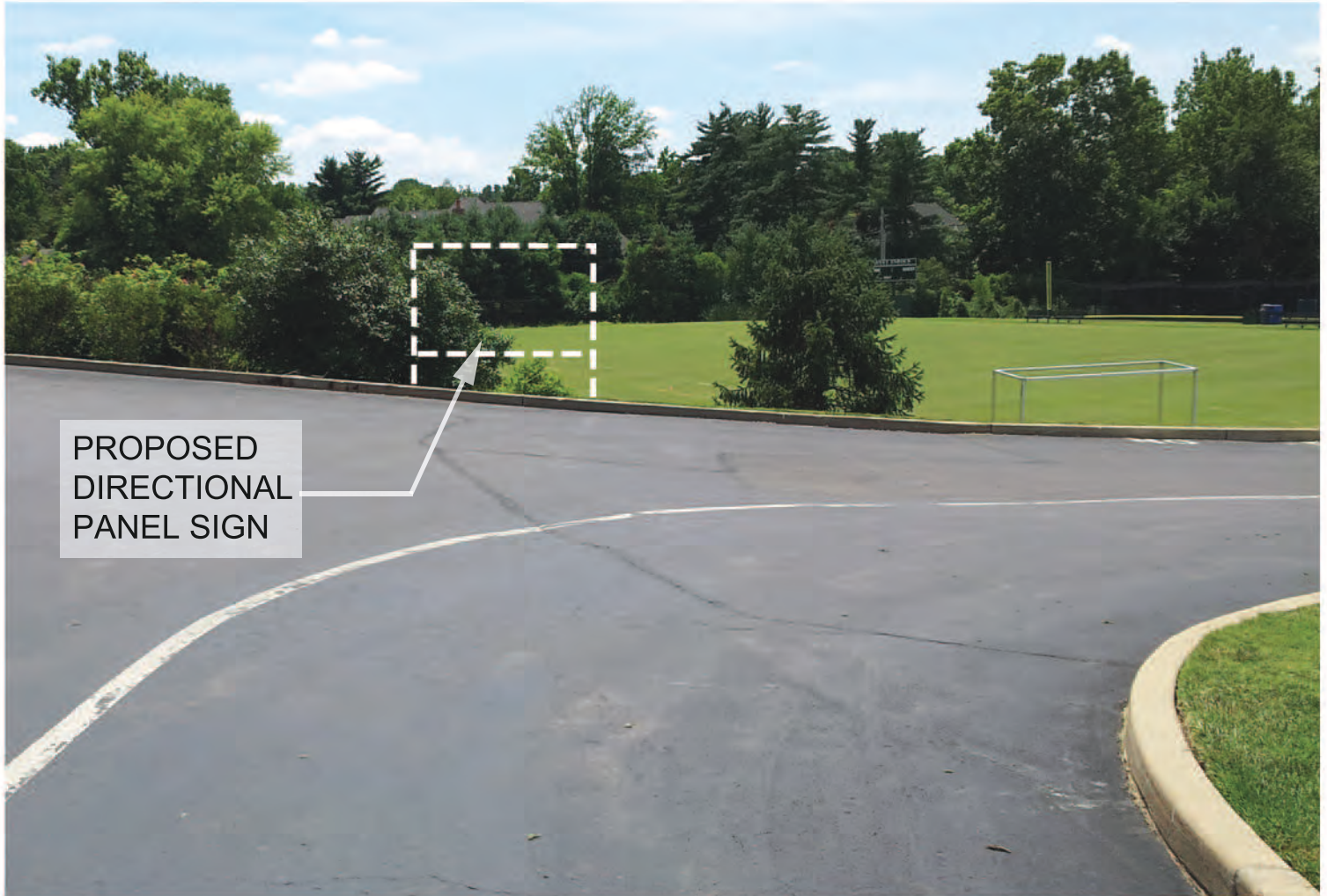


4

PROPOSED DIRECTIONAL PANEL SIGN

- LOCATED AT NW CORNER OF SCHOOL
- 4'-5" wide X 4'-0" high
- 10 SF SIGN AREA





5

PROPOSED DIRECTIONAL PANEL SIGN

- LOCATED AT WEST SIDE OF SCHOOL
- 4'-5" wide X 4'-0" high
- 10 SF SIGN AREA





6

NEW RESIDENCE/OFFICE PANEL SIGN

- LOCATED AT EXISTING BUILDING ON SOUTH END OF SITE
- SIGN WILL INDICATE USE OF BUILDING
- PANEL SIGN SIMILAR TO SIGN 2
- 10 SF SIGN AREA





7

PROPOSED DIRECTIONAL PANEL SIGN

- LOCATED NEAR EAST END OF COLUMNADE, NEAR PARKING LOT
- INDICATES PRIMARY BUILDING ENTRANCE
- MATCHES PANEL DESIGN OF SIGN 6, SIMILAR TO DIRECTIONAL PANEL SIGN 2.
- 10 SF SIGN AREA





8

EXISTING POLE MTD. BANNERS

- MOUNTED ON LIGHTING POLES IN CENTER OF EAST AND WEST PARKING LOTS
- 32" X72" BANNERS





9

EXISTING SCOREBOARD TO BE REMOVED & REPLACED

- LOCATED AT NORTH SIDE, BETWEEN NORTH FIELDS
- SIGN FACES SOUTHEAST
- 15' WIDE X 8' HIGH
- TOP OF SIGN APPROX 12' ABOVE PLAYING FIELDS
- INCLUDES 2' H. PANEL FOR FIELD NAME/ DONOR RECOGNITION BELOW SCOREBOARD - 30 SF





city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #13-037 FOR A MASTER SIGN PLAN FOR WHITFIELD SCHOOL

FOR THE MEETING OF: September 16, 2013

LOCATION: 175 S. Mason Road, located at the southwest corner of Mason Road and Ladue Road.

REQUEST: An application has been submitted for a Master Sign Plan for Whitfield School to include new building signs, scoreboard signs, and directional signs throughout the campus that are intended to communicate to the on and off-site public, improve on-site vehicular traffic safety, and provide information for campus facilities while enhancing the aesthetic appearance of the campus.

ADDITIONAL INFORMATION: The City of Creve Coeur annexed the 23.9 acre Whitfield School campus in 1995, and subsequently zoned it "A" Single Family Residential. The City's Sign Regulations provides that residentially zoned institutions with a minimum tract area of 20 acres may seek approval of a comprehensive plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request meet the requirements for a Master Sign Plan approval?

Comp. Plan References

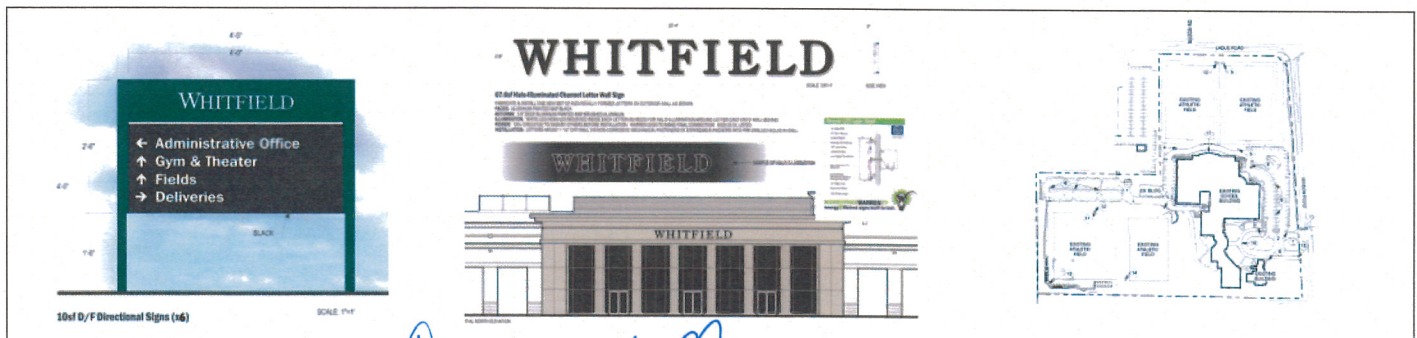
- Residential Neighborhoods

Zoning Code References

- Section 405.250: "A" Single Family Residential District
- Section 405.950(J) Master Signs Plans

APPLICANT: Dave Lauer
Whitfield School
175 S. Mason Road
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: Andy Seabacher
M+H Architects, Inc.
2165 Schuetz Road
St. Louis, MO 63146



REPORT PREPARED BY:

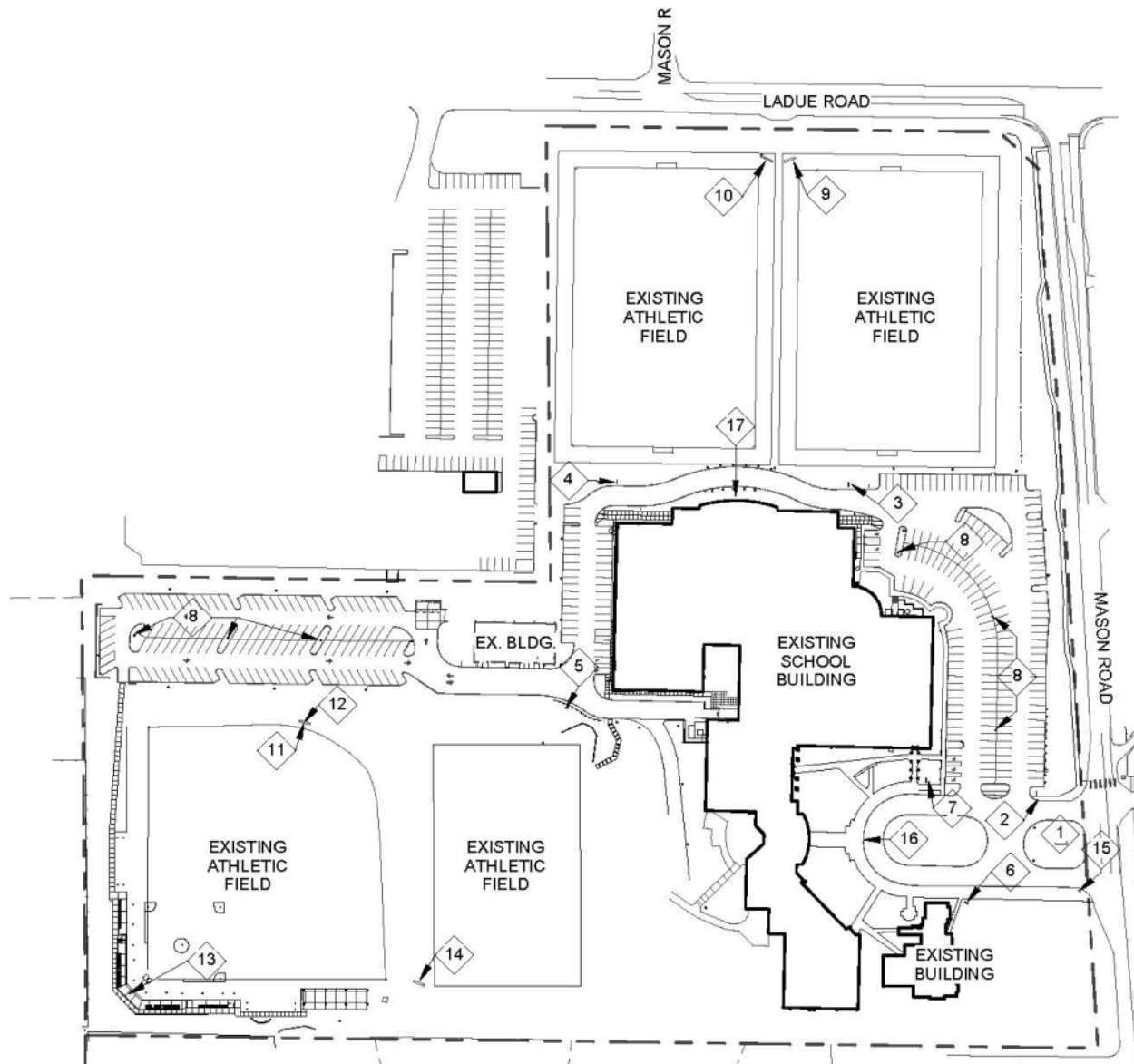
Whitney Kelly
Whitney Kelly, AICP, City Planner

9/13/2013
Date

ATTACHMENTS: Applicant's drawings received August 6, 2013
Draft Ordinance

MASTER SIGN PLAN PROPOSAL

The proposed plan includes documenting all of the existing signs, as well as proposes several new signs. All of the signs have a consistent scholastic design theme and use of the school colors and materials, for branded signs, and non-branded signs. The designs of these signs can be broken down to several similar style types that are in similar design. Below is a close up of the locations of all the signs:



Most of the signs are pre-existing, prior to the City's annexation of the area. Therefore the focus of the staff report will be on the proposed new signs.

New Wall Mounted Sign (#17)

Institutional uses in residential districts are allowed a wall mounted sign that is limited 12 square feet in sign area, per Section 405.940.E. However, through the master sign program, alternative signs may be permitted. The proposal includes one new wall sign of 67.6 square feet sign for the building at the corner of Ladue and Mason Roads, where the building sits back approximately

The proposed sign package includes six new 10-square foot directional signs throughout the campus that will have the same style, as shown below:

The applicant is also requesting to include approximately eight light pole banners within the east and west parking lots that are approximately 16 square feet and that would change periodically for special events.



New Pole Mounted Scoreboard And New Donor or Field Information Added To Existing Scoreboards

The proposal includes replacing the existing scoreboard (#9) and adding a new scoreboard sign (#10) for the athletic fields on the southside of Ladue Road that will be consistent with the schools existing sports field signs. The existing landscape will screen the boards from views from the public right-of-way:



Additional signs will be added to the existing scoreboards for the athletic fields on the southwest side of the campus, in a similar manner (#11 -#14). These signs are all interior to the campus and not visible from the public right-of-way.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Kirk of the Hills Church/ Enclave Bellerive subdivision	“SE” Suburban Estate (Town & Country)/ “B RDD” Single Family Residential	Ladue Road
South	Ridgecreek subdivision	“SE” Suburban Estate (Town & Country)	N/A
East	Single-family detached residences	“A” Single-family Residential	Mason Road
West	Bryn Wick subdivision	“SE” Suburban Estate (Town & Country)	N/A

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction in sign review in residential area, except recommend that they City ensure that non-residential development is compatible with adjacent residential development (page 23).

The Design Guidelines offer further recommendations in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists there should be an attempt to bring in a unifying element (such as size).

(Chapter 5, page 17). The signs are well-designed in similar style and use of materials, and limited to within the campus and away from the residential areas, and appropriate for the use. Therefore the revised Master sign Plan is consistent with the Comprehensive Plan and Design Guidelines.

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations are to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention. For campuses the Sign Regulations allow for the flexibility through the approval of a comprehensive sign package that creates an overall identity for the campus, where all signs are compatible in theme, quality, and character with the surrounding area, per the Master Sign Plan provision below:

Section 405.950: Signs In Non-Residential Districts

- J. Master Signage Plans. In keeping with the intent to allow flexibility in the design of planned developments and large campus development of contiguous multi-acre areas, not separated by major highways or public right-of-ways (i.e., Olive Boulevard), the following options may be available for signs accessory to uses in non-residential district properties of campus developments of three (3) or more multiple buildings with a minimum of ten (10) acres and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres) subject to:*
- 1. As an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.*
 - 2. Any application submitted pursuant to Subsection (J)(1) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.*
 - 3. The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in Section 405.1080. All proposed signs shall be reviewed based on the following criteria:*
 - a. Proposed signs are consistent with the purpose of this Article.*
 - b. Proposed signs are compatible with the theme, visual quality, and overall character of the surrounding area.*
 - c. Proposed signs are in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or*

otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

The proposed Master Sign Plan for Whitfield School is consistent with the intent of the Sign Regulations provision for master sign plans and with prior action, where the signs represent a similar style and design, and are mostly limited to the interior of the campus. The new wall sign proposed for the building at the corner of Ladue Road and Mason Road, will provide identity and visibility to the intersection and will increase public convenience by providing better direction information for visitors on the campus in a well-designed, coordinated manner. The halo-style lighting of the wall sign is not bright enough to create any off-site light spillage.

FORM OF THE DRAFT ORDINANCE

The draft ordinance contains the following customary conditions that primarily ensure adherence to proposed plan:

- The Applicant shall follow the Master Signage Plan received August 6, 2013 for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
- The Applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
- No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.940(E)(5).

CONCLUSION AND ACTION

If the Planning and Zoning Commission finds that the Master Sign Plan proposal for Whitfield School is consistent with the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. Action on the proposal will come in the form of a recommendation of approval, approval with conditions, or denial. The following is an example of an appropriate motion for this application:

“I move to recommend approval of the master signage plan for the Whitfield School, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of September 16, 2013” (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

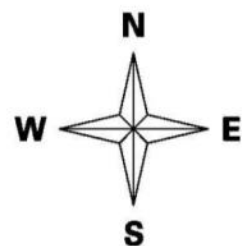
APPENDIX 3: AERIAL PHOTO



Property lines



Whitfield School
175 S. Mason Road





city of **CREVE COEUR**

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

September 19, 2013

Mr. Dave Lauer
Whitfield School
175 S. Mason Road
Creve Coeur, MO 63141

Re: Application #13-037: Master Sign Plan
Whitfield School – 175 S. Mason Road

Mr. Lauer:

The Planning and Zoning Commission, at its meeting of September 16, 2013, reviewed your request for a Master Sign Plan for Whitfield School, located at 175 S. Mason Road.

By unanimous vote, the Planning Commission recommends approval of the Master Sign Plan for Whitfield School, subject to the conditions contained in the draft ordinance (see attached). The first reading of the draft ordinance by the City Council is scheduled for Monday, September 23rd, 2013. You or a representative should plan to be in attendance to speak for the request.

If you have any questions, please contact the Planning Division staff (872-2501) as soon as possible. Note that significant changes to the draft ordinance may require that the matter be returned to the Planning and Zoning Commission prior to City Council approval.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman
Planning & Zoning Commission

TM:jl

Cc: M.C. Perkins, City Administrator
J. Heines, Director of Public Works
G. Eidman, Chief of Police
S. Unser, Chief Building Official



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, SEPTEMBER 16, 2013
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, September 16, 2013, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: **Mr. Tim Madden, Chair**
 Dr. Michael Barton
 Mr. James Faron
 Mr. Ken Howard
 Mr. Charles Pullium
 Mr. Gene Rovak

OTHERS PRESENT: **Mr. Carl Lumley, City Attorney**
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

6. NEW BUSINESS

A. PUBLIC HEARING

Application #13-037: Request for approval of a Master Sign Plan for Whitfield School, located at 175 S. Mason Road.

Applicant/Agent: Dave Lauer
 Whitfield School
 175 S. Mason Road
 Creve Coeur, MO 63141

Applicant's Andy Seabacher
Representative: M+H Architects, Inc.
 2165 Schuetz Road
 St. Louis, MO 63146

Mr. Andy Seabacher, 2165 Schuetz Road, said the Master Sign Plan is to provide building identification, directional, and informational signs on the campus that will be complimentary to the existing conditions, consistent in design, and in compliance with the city ordinance. Mr. Seabacher said the Master Sign Plan proposal includes the existing monument sign, post and panel directional signs, light pole banner signs, scoreboard signs, and building signage facing Ladue Road.

Mr. Rovak asked if the signs had a theme. Mr. Seabacher said yes, the school colors of green and white.

Mr. Faron asked if the building sign facing Ladue Road would stay light all the time. Mr. Seabacher said it would not be lit during the day, but yes at night it would be.

Ms. Whitney Kelly, City Planner, said she had nothing further to add.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Howard motioned to recommend approval of the master signage plan for the Whitfield School, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of September 16, 2013. Mr. Faron seconded the motion with the resultant vote as follows:

Dr. Barton asked Ms. Kelly for a refresher on temporary banner restrictions, and Ms. Kelly said currently temporary banners are not allowed as a permitted sign in the code; however this is a special approval through the Master Sign Plan. Some examples include: Mercy Hospital, Barnes West Hospital, and Kings Landing.

Mr. Pullium – aye
Dr. Barton – aye

Mr. Rovak – aye
Mr. Howard – aye

Mr. Faron – aye
Chair - aye

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 9:27 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary

1 PZ September 16 2013.pdf
2 PLANNING AND ZONING COMMISSION PUBLIC HEARING
3 CITY OF CREVE COEUR, MISSOURI
4 300 NORTH NEW BALLAS ROAD
5 MONDAY, SEPTEMBER 16, 2013
6 7:00 P.M.
7 THOSE IN ATTENDANCE:
8 Mr. Tim Madden, Chair
9 Mr. Michael Barton
10 Mr. James Faron
11 Mr. Ken Howard
12 Mr. Charles Pullium
13 Mr. Gene Rovak
14 Mr. Carl Lumley, City Attorney
15 Mr. Paul Langdon, AICP, Director of Community Development
16 Ms. Whitney Kelly, AICP, City Planner
17 Ms. Julie Lowery, Recording Secretary

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24 Public Hearing Application No. 13-030
25 Public Hearing Application No. 13-037

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1 St. Louis, MO 63128
2 (314)487-2259
3 CHAIRMAN MADDEN: Like to call to order the
4 Planning Zoning Commission meeting for the City of Creve
5 Coeur, Missouri for Monday, September 16th, 2013.
6 We'll start with roll call.
7 I don't see Dr. Barton.
8 Page 1

25

1 CHAIRMAN MADDEN: Move us to D, which will be a³⁴
2 public hearing, Application No. 13-037: Request for
3 Approval of Master Sign Plan for Whitfield School located
4 at 175 South Mason Road.

5 Anybody that's going to be involved in this,
6 either in the audience or presenting it, please come up
7 and be sworn in.

8 (The speakers were sworn in by the court
9 reporter.)

10 MR. SEABACHER: My name is Andy Seabacher. I'm
11 with Mitchell and Hugeback Architects. I'm here
12 representing Whitfield School to submit for approval the
13 campus master sign plan.

14 With me are John Delautre, head of school, and
15 Dave Lauer, director of business and facilities.

16 Whitfield School is submitting for a master sign
17 plan approval to provide building identification,
18 directional and informational signs on the campus that
19 will be complimentary to the existing condition,
20 consistent in design and compliant with the City
21 ordinance.

22 The sign master plan documents submitted
23 indicates a location and appearance of all existing and
24 proposed signs on campus.

25 The proposal includes the existing monument, a

1 proposed post and panel directional or way-finding signs³⁵
2 and their locations on campus, up to six of them at the
3 moment.

4 Some banner signs that would be up to six banner

5 signs on the existing light poles. One replaced
6 scoreboard, in addition to a new one adjacent to it on the
7 north side of the soccer fields along Ladue.

8 And this is existing, but proposed building
9 signage on the north face of the Schmitter Gallery that
10 faces Ladue. And this would be the only lighting that is
11 lit. It would be backlit to create a glow and maintain
12 that identification after daylight hours.

13 I think that's all I have.

14 Is there anything that I can -- any questions or
15 comments that I can respond?

16 MR. ROVAK: I have a question. I may have
17 overlooked it, I didn't study this close enough before.

18 On the freestanding signs, is there -- is there
19 an esthetic or a theme that is repeated through those? A
20 lot of those were just showing the locations in phantom
21 outlines.

22 MR. SEABACHER: Yeah.

23 MR. ROVAK: But what -- scoreboard is a
24 different issue, but like all those, is there some type of
25 esthetic theme that follows the different signs?

1 MR. SEABACHER: Yeah, that would be it. It ³⁶
2 would be in school colors, green, with a white
3 Whitfield --

4 MR. ROVAK: Yeah. Yeah. Okay.

5 MR. SEABACHER: White Whitfield lettering in
6 their script and their font with the identified --

7 MR. ROVAK: Feature.

8 MR. SEABACHER: Yeah, the locations and the
9 directional to the appropriate locations on campus.

10 MR. ROVAK: All right. Thank you.

11 CHAIRMAN MADDEN: Mr. Faron.

12 MR. FARON: So the existing signs will be kind
13 of retrofit to look like this only a continuous kind of
14 theme --

15 MR. SEABACHER: Yes.

16 MR. FARON: -- the other sign on the campus?

17 MR. SEABACHER: Correct.

18 MR. FARON: And the -- the backlit sign on the
19 facade facing Ladue there that will be lit 24/7, I guess,
20 is that just always going to be on pretty much?

21 MR. SEABACHER: Well, not during the day,
22 obviously --

23 MR. FARON: Right.

24 MR. SEABACHER: -- it will be black letters on
25 a -- on a lighter background, so won't need to light it,

37

1 but at night, yeah, probably on photocell.

2 MR. FARON: Okay. Thank you.

3 CHAIRMAN MADDEN: Anybody else?

4 Is there anybody in the audience?

5 Okay. You want to enter your exhibits -- wait.

6 Whitney. I'm sorry.

7 MS. KELLY: I have nothing further to add.

8 CHAIRMAN MADDEN: Okay.

9 MR. LUMLEY: Offer the following exhibits into
10 the record of this public hearing: Documentation in
11 possession of the City Clerk reflecting the public notice,
12 the staff's report, the City's Code of Ordinances and
13 Charter, City's Comprehensive Plan and the public file
14 regarding the application.

15 CHAIRMAN MADDEN: Okay. That'll close our

16 public hearing.

17 (The Public Hearing was ended.)

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1 STATE OF MISSOURI)

2) SS

3 COUNTY OF ST. LOUIS)

4

5 I, Deborah K. McLaughlin, Registered Professional
6 Reporter, Missouri Certified Court Reporter, Illinois
7 Certified Shorthand Reporter and Kansas Certified Court
8 Reporter, do hereby certify that I reported the Planning
9 and Zoning Public Hearings stenographically and later
10 reduced to typewriting; and that this is a true and
11 accurate transcript of the public hearings.

12

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15 _____
Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

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PZ September 16 2013.pdf

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BILL No. 5454

ORDINANCE No. _____

**AN ORDINANCE APPROVING A FINAL SUBDIVISION PLAT FOR A SUBDIVISION
KNOWN AS THE VILLAS ON MOSLEY, CITY OF CREVE COEUR, ST. LOUIS
COUNTY, MISSOURI**

WHEREAS, an application has been submitted by Benton Homebuilders, Inc. for approval of a final plat of a subdivision known as Villas on Mosley south of Olive Boulevard and east of N. Mosley Road; and

WHEREAS, the final plat of the Villas on Mosley subdivision conforms to the residential design development and preliminary plat reviewed by the Planning and Zoning Commission and approved by the City Council on January 28, 2013, Ordinance No. 5294; and,

WHEREAS, public notice of said final plat applications was provided in accordance with Section 410.140.C.2 of the Creve Coeur Municipal Code; and

WHEREAS, the Planning and Zoning Commission recommended by a vote of 5-1 for approval of Villas on Mosley final plat on September 16, 2013; and

WHEREAS, a copy of the proposed ordinance has been made available for public inspection prior to its adoption by the City Council and this bill having been read by title in open meeting two times before final passage by the City Council, and

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: The Final plat of subdivision known as Villas on Mosley, described as a tract of land being adjusted Parcel 2 of Boundary Adjustment Plat (P.B. 360, PG. 377) and a tract of Land in fractional Section 2 Township 45 North, Range 5 East, City of Creve Coeur, St. Louis County, Missouri, as heretofore submitted on September 13, 2013 are hereby approved subject to the following conditions:

1. The applicant shall provide two paper copies and one electronic copy of the recorded plat to the City of Creve Coeur.
2. The subdivision indentures shall be reviewed and approved by the City Attorney prior to the signing of the Mylar.

SECTION 2: Such approval of the plats for the subdivision of the property shall be endorsed on said Plat as indicated in Section 1 hereof under the hand of the City Clerk, and the seal of the City of Creve Coeur, Missouri shall be affixed thereto.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2013.

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #13-032 FOR APPROVAL FOR THE FINAL PLAT AND SUBDIVISION SIGN FOR THE VILLAS ON MOSLEY

FOR THE MEETING OF: September 16, 2013

LOCATION: 842, 834 and 828 Mosley Road (see attached map). The property is zoned "C" Single Family District with "RDD" Residential Designed Development.

REQUEST: An application has been submitted for the approval of a final plat and approval of the residential subdivision signs for the Villas on Mosley.

ADDITIONAL INFORMATION: City Council approved the RDD designation with the preliminary plat and site development for the development of 10 single-family homes on January 28, 2013 (Ordinance No. 5294). Approval of final subdivision plats is a ministerial act; if the drawings are largely the same as the preliminary plat that was already approved, and it is technically accurate, it must be approved by the Planning Commission and City Council. Subdivision Signs are reviewed and approved by site development plan by the Planning and Zoning Commission.

Key Issues:

- Does the lot substantially meet all land development standards of this Chapter and those of any other applicable City regulations?

Subdivision Code References

- Chapter 410: Subdivision and Development of Land

Zoning Code References

- Section 405.270: "C" Single Family Residential District
- Section 405.450.C: Residential Designed Development Procedure
- 405.940: Signs in Residential Districts
- Chapter 410: Subdivision and Development of Land

APPLICANT: Richard Norvell
Volz Inc.
10849 Indian Head Ind. Blvd
St. Louis, MO 63132

PROPERTY OWNER: Benton Homebuilders, Inc.
1000 Executive Parkway
St. Louis, MO 63141



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

9/13/2013
Date

ATTACHMENTS: Applicant's Final Plat submitted on September 13, 2013
Draft Ordinance
Ordinance No. 5294

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Retail strip center and Childcare (under construction).	"GC" General Commercial	N/A
South	Single-family detached residences	"C" Single-family Residential	N/A
East	Single-family detached residences	"C" Single-family Residential	N/A
West	Office building and single-family detached residences	"CB" Core Business and "B" Single-family Residential	Mosley Rd.

DISCUSSION

Final Plat

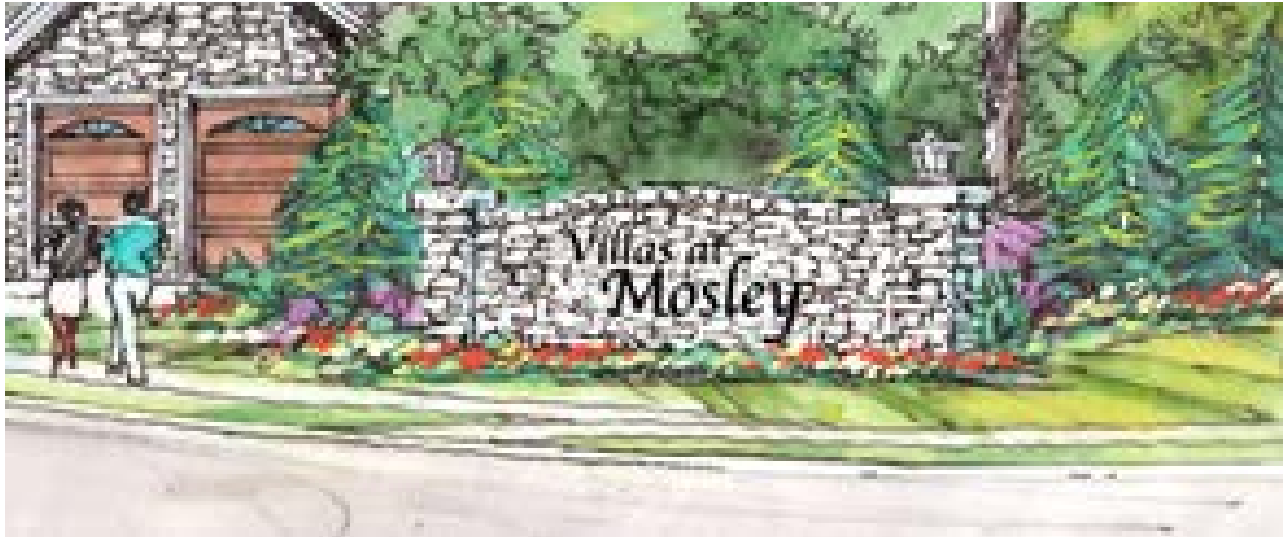
The Planning and Zoning Commission initially reviewed the preliminary subdivision plat with the RDD request on November 19th, and then again on December 17, 2012. In a 3-3 vote, the Commission recommended against the proposed development. The City Council subsequently approved the development with the RDD designation on January 28, 2013. The preliminary plat approved by Council indicated that the average lot size will be 11,760 for all 10 lots. However, with the dedication of additional right-of-way along Mosley Road at the request of the City to contribute toward a consistent Mosley Road right-of-way, the average lot size has decreased by 11.0 square feet. *Section 400.010, Effect of Dedication of Land to City Upon Owner's Use of Remaining Property*, states that such dedication shall not be counted against the property owner. Thus, the Final Plat is substantially the same as the preliminary plat and, since final plat review is largely a ministerial act, it should be approved by the Planning Commission and City Council.

Subdivision Sign

A condition of the RDD ordinance requires that the subdivision entry monument shall be in substantial conformance with the illustration attached to the Staff Memorandum submitted for the City Council meeting of January 28, 2013, subject to the issuance of a sign permit in accordance with Article VIII, Sign Regulations, of the Zoning Ordinance (Section 2.10). Below is a copy of the referenced monument sign presented to Council:



Below is a close-up view of the proposed sign:

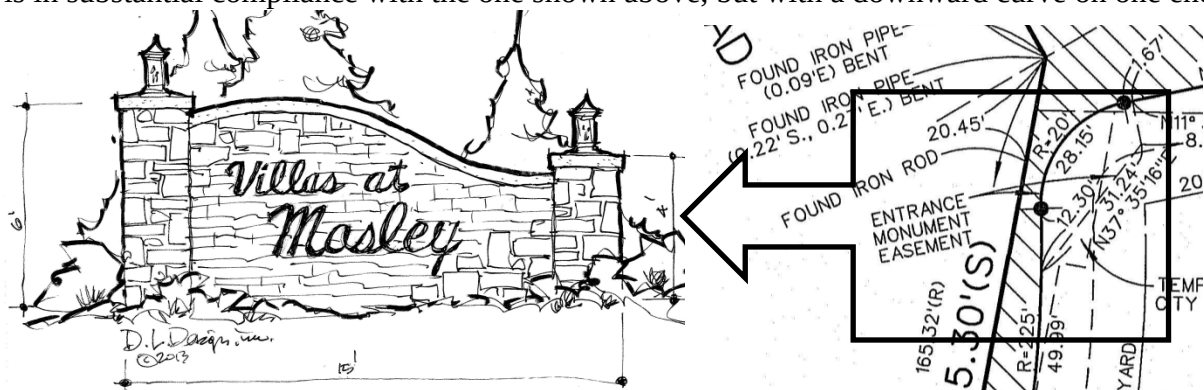


To secure the appropriate sign permit, all residential development signs are reviewed and approved by the Planning and Zoning Commission, per the following:

SECTION 405.940: SIGNS IN RESIDENTIAL DISTRICTS

B. Residential Development Signs. Permanent signs designating a subdivision, neighborhood or multi-family development for traffic efficiency and safety shall be approved by the Planning and Zoning Commission through the site development plan approval process as defined in Section 405.1080. Such signs shall be limited to twelve (12) square feet per sign face with a maximum of two (2) sign faces.

The Applicant is seeking approval for the residential development sign where the sign structure is in substantial compliance with the one shown above, but with a downward curve on one end:



The structure will be stone masonry that is consistent with the facades of the houses within the development. As shown above on the final plat, it is located at the southeast corner of Mosley Road and Mosley Manor Court, just outside of the right-of-way, but within the setback of both roads. To ensure the proper completion of the sign per the Commission's decision, Staff recommends a condition of approval requiring the applicant to submit final construction drawings in strict conformance with the location and design of the proposed sign.

CONDITIONS OF APPROVAL FOR THE FINAL PLAT

Should the Planning and Zoning Commission recommend approval of the proposed final plat, staff recommend the following condition be added:

- The applicant shall provide two paper copies and one electronic copy of the recorded plat to the City of Creve Coeur.
- The subdivision indentures shall be reviewed and approved by the City Attorney prior to the signing of the Mylar.

ACTION

Action on this item will be in the form of a motion to recommend approval as presented, or approval with additional conditions to meet all technical requirements. The following is an example motion for this application:

- 1) "I move to recommend approval of the final subdivision plat for the Villas on Mosley Subdivision with the condition listed in the staff memo, dated September 13, 2013." (Other conditions may be added, eliminated, altered, and modified by prior motion).

CONDITIONS OF APPROVAL FOR THE SUBDIVISION SIGN

If the Planning and Zoning Commission finds that the residential subdivision sign is in substantial compliance with the design approved through Ordinance No. 5294, and in agreement with the sign location, then the Commission should vote on a motion for approval, approval with conditions, or deferral. Recommended conditions of approval within the Staff Report are:

- The Applicant shall submit final construction drawings in strict conformance with the design and location of the sign as approved by the Planning Commission on September 16, 2013.

ACTION

Action on this item will be in the form of a motion to recommend approval as presented, or an approval with conditions. Assuming agreement with the Staff Report, the following is an example motion for this application:

- 2) "I move to approve the residential development sign as presented to the Planning and Zoning Commission per the condition listed in the Staff Report on Application 13-039, dated September 16, 2013" (Required changes to the sign and additional conditions should be approved by prior motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

Included and attached by reference. See body of report for specific excerpts.

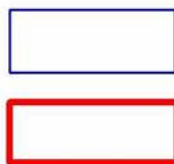
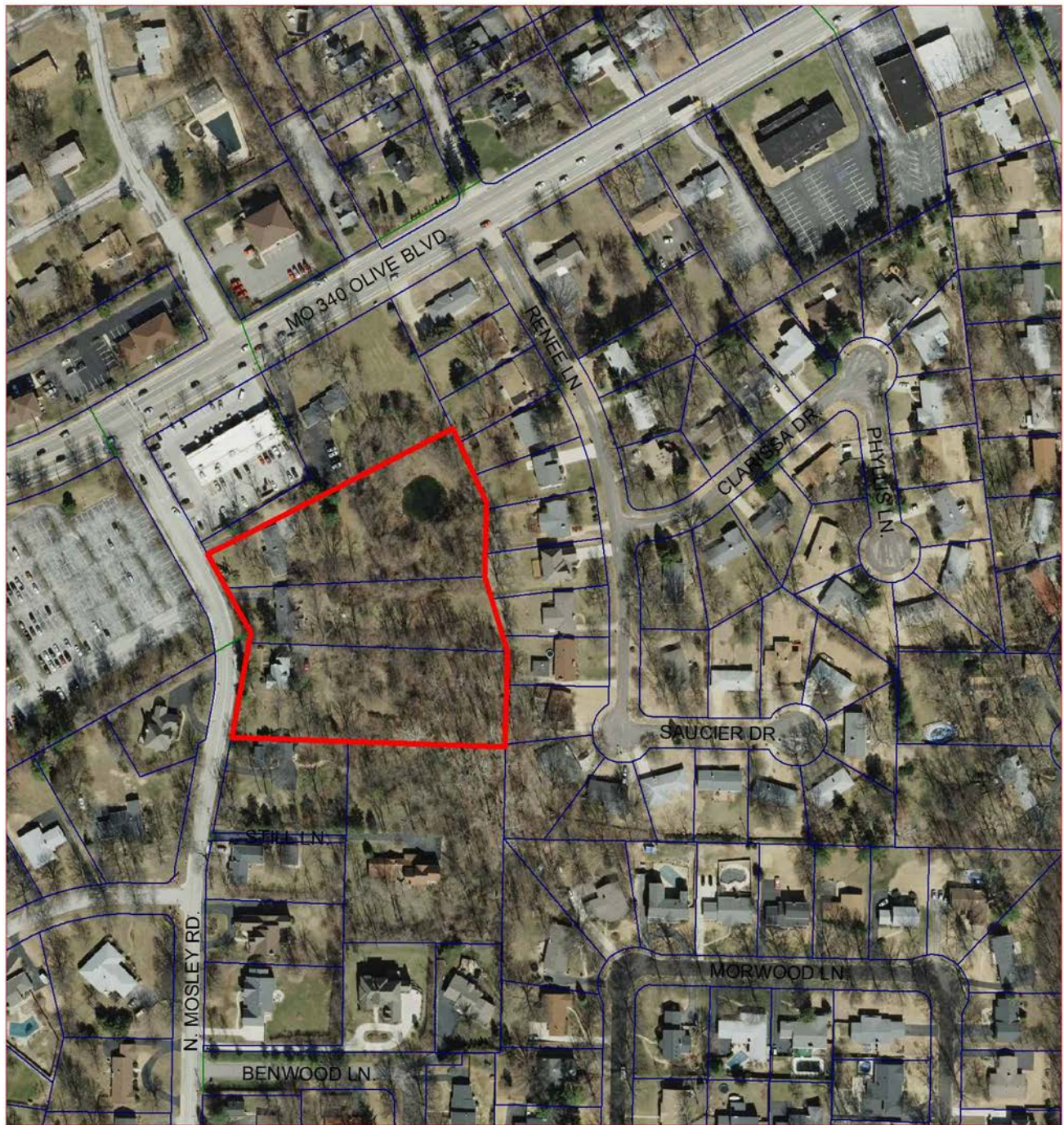
APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

Included and attached by reference. See body of report for specific excerpts.

**APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS
(CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)**

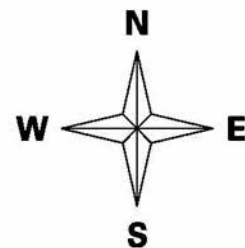
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 4: AERIAL MAP



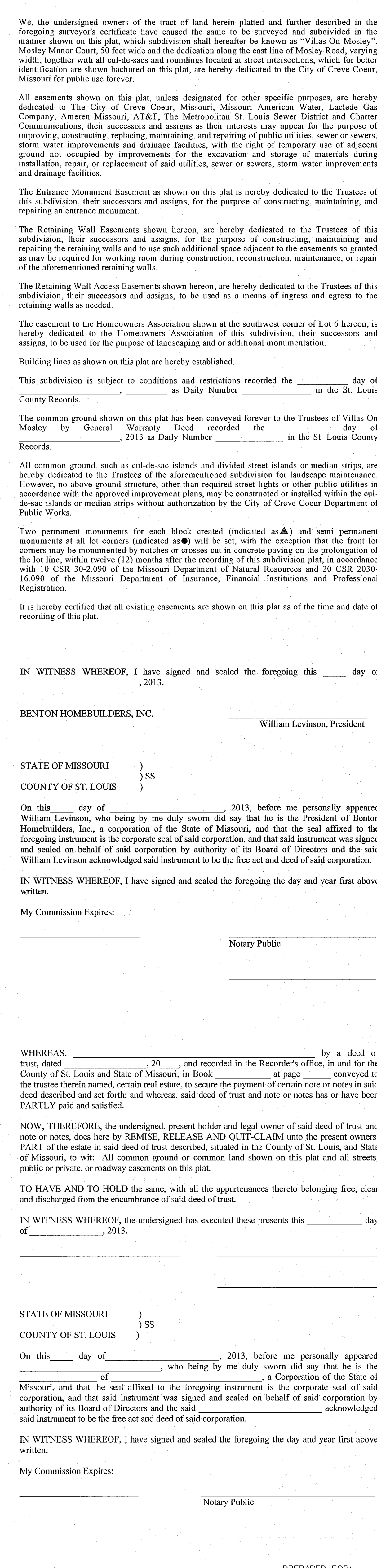
Property lines

Villas on Mosley Subdivision



Typical Lot

30' REAR YARD SOUTH LOTS		22.5' REAR YARD NORTH LOTS	
10,500 sf MINIMUM INDIVIDUALLY		11,749 SF AVG FOR ALL 10 LOTS	
9' SIDE YARD	5' SIDE YARD	9' SIDE YARD	9' SIDE YARD
	COURT YARD		FRONT ENTRY
20' BUILDING LINE		60' MIN	
50' ROW		5' SIDEWALK (typ.)	
26' P.V.M.T.			



It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

My Commission Expires: _____

Notary Public

PREPARED FOR:
BENTON HOMEBUILDERS, INC
1000 EXECUTIVE PARKWAY
SUITE 106
CREVE COEUR, MO 63141
314-336-5555

THIS PLAT CONTAINS 4.002 ACRES

IN WITNESS WHEREOF, the undersigned has executed these presents this _____ day
of _____, 2013.

On this _____ day of _____, 2013, before me personally appeared _____, who being by me duly sworn did say that he is the _____ of _____, a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and the said _____ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

My Commission Expires: _____

Notary Public

Approved by the City Of Creve Coeur Planning and Zoning Commission on this ____ day of _____, 2013.

Planning and Zoning Commission
City of Creve Coeur, Missouri

Timothy Madden, Chair

I, Deborah Ryan, City Clerk for and within the City of Creve Coeur, Missouri, do hereby certify that this plat of "Villas On Mosley" was approved by the City Council of the City of Creve Coeur by Ordinance Number _____ on _____, 2013.

Deborah Ryan, MRCC, City Clerk

Property Description:

A tract of land being Adjusted Parcel 2 of "Boundary Adjustment Plat" recorded in Plat Book 360 page 377 of the St. Louis County records, in U.S. Survey 1962 and Fractional Section 2, and a tract of land in Fractional Section 2, all in Township 45 North - Range 5 East, City of Creve Coeur, St. Louis County, Missouri, being more particularly described as:

Beginning at a point on the East line of Mosley Road, variable width, being the Westernmost corner of said Adjuncted Parcel 2; thence Northeastwardly along the Northwest line of said Adjuncted Parcel 2 North 59 degrees 14 minutes 00 seconds East 442.97 feet to a point in the West line of "Wir-Dun Meadows", a subdivision according to the plat thereof recorded in Plat Book 69 page 21 of the Louisianna records; thence along said West line of "Wir-Dun Meadows" following courses and distances: North 25 degrees 41 minutes 00 seconds East 139.27 feet, South 2 degrees 06 minutes 00 seconds West 117.70 feet and South 18 degrees 08 minutes 30 seconds East 127.13 feet to the Southeast corner of said Adjuncted Parcel 2, being also the Northeast corner of property described as Lots 1 and 2 of the Tenth Street Subdivision, according to the plat thereof recorded in Book 2165 of the St. Louis County records; thence Southwarily along the East line of said Sims property, being also the West line of said "Wir-Dun Meadows", South 0 degrees 38 minutes 00 seconds West 152.83 feet to the Southeast corner of said Sims property; thence Westwardly along the South line of said Sims property North 89 degrees 02 minutes 00 seconds East 439.93 feet to a point on the West line of Mosley Road, variable width, following courses and distances: North 10 degrees 14 minutes 00 seconds East 165.30 feet, North 29 degrees 52 minutes 00 seconds West 89.62 feet, North 86 degrees 28 minutes 00 seconds East 5.58 feet and North 29 degrees 52 minutes 00 seconds East 16.44 feet to the point of beginning and containing 4,002 acres according to a survey by Holt, Incorporated.

General Notes:

1. Bearing system was adopted from "Boundary Adjustment Plat" recorded in Plat Book 360 page 377 of the St. Louis County Records.
2. "Possible Easement" shown in Lot 5 and Mosley Manor Court was taken graphically from instrument recorded in Deed Book 5090 page 520. No document has been found or provided this Surveyor for examination to determine if the easement shown is in existence.
3. St. Louis County Benchmark:
 13° 19' 41" on sidewalk at the northwest corner of a one story brick building, 70' east of Mosley Road and 100' south of Olive Street Road. Elevation = 679.36 (NGVD '29).
 Site Benchmark:
 Top of fence from pipe near most western corner of property at address #842 Mosley Road. Elevation = 677.35 (NGVD '29).

Title Commitment Schedule B – Section II Notes:

Property is referenced from Commitment Number T120238, Revision #3/Update #1, by True Title Company, LLC, authorized agent of Old Republic National Title Insurance Company, with an effective date of July 15, 2013, which was relied upon to disclose all easements, restrictions and rights of way affecting this property. Volz Incorporated comments are shown in parenthesis.

4. Building lines, restrictions, Covenants and Easements, according to the Plat of said Subdivision recorded in Plat Book 87 page(s) 20, (subject to, not shown)
5. Easement granted to Union Electric Company and recorded in Book 3888 Page 471 (does not affect this property) and Book 3888 Page 475 (does not affect this property).
6. Easement granted to Metropolitan St. Louis Sewer District and recorded in Book 5090 Page 520 (subject to, shown) and Book 5090 page 524 (subject to, shown).
7. Easement granted to City of St. Louis and recorded in Book 3889 Page 1136 (does not affect this property). Book 7389 Page 1142 (subject to, shown, may have expired) and Book 7398 page 434 (subject to, shown, temporary construction easement may have expired).



CITY OF CREVE COEUR ORDINANCE NO. 5294

AN ORDINANCE TO AUTHORIZE A RESIDENTIAL DESIGNED DEVELOPMENT (RDD) WITH ACCOMPANYING PRELIMINARY SUBDIVISION PLAT AND SITE DEVELOPMENT PLAN FOR THE PROPOSED VILLAS AT MOSLEY SUBDIVISION, ON 4 ACRES OF LAND LOCATED SOUTH OF OLIVE BOULEVARD AND EAST OF MOSLEY ROAD.

WHEREAS, William Levinson, of Benton Homebuilders, has submitted an application for the preliminary plat approval for the subdivision of four acres that is part of 842, 834, and 828 Mosley Road, zoned "C" Single Family Residential District; and

WHEREAS, in accordance with Sections 405.270, 405.450(C), and 405.1080 of the Zoning Ordinance, the applicant has submitted a Site Development Plan and Preliminary Plat to the Department of Planning for the Villas at Mosley subdivision, including 10 lots on the 4 acres, with residential designed development (RDD); and

WHEREAS, On November 19 and December 17, 2012, the Planning and Zoning Commission reviewed the RDD request and accompanying Preliminary Plat and by 3-3 vote, did not recommend approval; and

WHEREAS, all persons who presented themselves and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and this Bill having been read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council finds that the Residential Designed Development proposal, as submitted on December 5, 2012, is consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to provide the purpose of Section 405.450 of the Zoning Code and is in accordance with the criteria of Section 405.450(C)(1-3) of the Zoning Code regarding minimum project area, gross acreage, yards, and site and building coverage.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

SECTION 1: A residential designed development permit is hereby granted for the Villas at Mosley Subdivision, approximately 4 acres of land located south of Olive Boulevard and east of Mosley Road and legally described as follows:

A tract of land being Lot 3 and part of Lots 1 and 2 of "Kraemer Acres", a Subdivision according to the plat thereof recorded in Plat Book 87, Page 20 of the St. Louis County Records and part of U.S. Survey 1962 and Fractional Section 2, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Southeastern right-of-way line of Olive Street Road, 90 feet wide, at its intersection with the Western line of Lot 1 of "Wir-Don Meadows" a Subdivision, according to the plat thereof recorded in Plat Book 69, Page 21 of the St. Louis County Records, thence Southwardly, along the Western line of said Lot 1 and the Western line of Lots 2 through 10 of said Wir-Don Meadows, South 25 degrees 41 minutes 00 seconds East 362.25 feet to a point; thence South 02 degrees 06 minutes 00 seconds West 117.70 feet to a point; thence South 18 degrees 08 minutes 30 seconds East 127.13 feet to a point; thence South 00 degrees 58 minutes 00 seconds West 152.83 feet to the Southeastern corner of property conveyed to Daniel T. and Diane R. Sims by deed recorded in Deed Book 12704, Page 2165, of the St. Louis County Records; thence Westwardly, along the Southern line thereof, North 89 degrees 02 minutes 00 seconds West 439.93 feet to its intersection with the Eastern right-of-way line of Mosley Road, variable width; thence Northwardly, along the Eastern right-of-way line thereof, North 10 degrees 14 minutes 00 seconds East 165.30 feet to a point; thence Northwestwardly, continuing along the Eastern right-of-way line of said Mosley Road, North 29 degrees 52 minutes 00 seconds West 89.62 feet to a point; thence North 86 degrees 28 minutes 00 seconds East 5.58 feet to the most Southern corner of said Lot 3 of Kraemer Acres, as aforementioned; thence Northwestwardly, continuing along the Eastern right-of-way line of said Mosley Road, North 29 degrees 52 minutes 00 seconds West 85.44 feet to the most Western corner of said Lot 3; thence Northeastwardly, along the Northwestern line of said Lot 3, North 59 degrees 14 minutes 00 seconds East 205.64 feet to its intersection with the Southwestern line of said Lot 2 of Kraemer Acres, as aforementioned; thence Northwestwardly, along the Southwestern line of said Lot 2; North 25 degrees 41 minutes 00 seconds West 186.05 feet to its intersection with the Southeastern right-of-way line of Olive Street Road, as aforementioned; thence Northeastwardly, along the Southeastern right-of-way line thereof, North 59 degrees 17 minutes 00 seconds East 5.400 acres, more or less.

Excepting therefrom the following:

A tract of land being part of Lots 1, 2 and 3 of "Kraemer Acres", a subdivision according to the plat thereof recorded in Plat Book 87 page 20 of the St. Louis County Records, in U.S. Survey 1962, Township 45 North - Range 5 East, City of Creve Coeur, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the Southeast right-of-way line of Olive Street Road, 90 feet wide, and the West line of Lot 1 of "Wir-Don Meadows", a subdivision according to the plat thereof recorded in Plat Book 69 page 21 of the St. Louis County Records; thence Southwardly along said West line of Lot 1 and the West line of Lots 2 and 3 of said "Wir-Don Meadows" South 25 degrees 41 minutes 00 seconds East 222.98 feet to a point; thence South 59 degrees 14 minutes 00 seconds West 442.97 feet to a point in the East line of Mosley Road, variable width; thence Northwardly along said East line of Mosley Road, variable width, North 29 degrees 52 minutes 00 seconds West 37.00 feet to the Westernmost corner of aforesaid Lot 3 of "Kraemer Acres"; thence Northeastwardly along the Northwest line of said Lot 3 North 59 degrees 14 minutes 00 seconds East 205.64 feet to a point in the West line of aforesaid Lot 2 of "Kraemer Acres"; thence Northwardly along said West line of Lot 2 North 25 degrees 41 minutes 00 seconds West 186.05 feet to a point in the aforesaid Southeast right-of-way line of Olive Street Road; thence Northeastwardly along said Southeast right-of-way line North 59 degrees 17 minutes 00 seconds East 240.02 feet to the point of beginning and containing 1.398 acres according to a survey by Volz Incorporated.

The above-described property contains 4.002 acres according to calculations by Volz Incorporated on September 21, 2012.

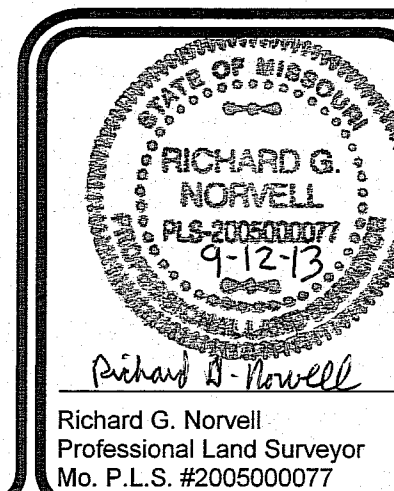
SECTION 2: The Villas at Mosley RDD shall conform to the Site Development Plan/Preliminary Plat and Landscape Plan, received January 8, 2013, by the Department of Planning or as further revised as required and approved by the City of Creve Coeur, and are further subject to the following conditions:

- The building setbacks shall be noted on the final plat as shown on the aforesaid January 8, 2013 plans, follows:
 - The front setback shall be twenty feet (20').
 - The rear setback for lots on the north side of the subdivision street shall be twenty-two and one-half feet (22.5').
 - The rear setback for lots on the south side of the subdivision street shall be thirty feet (30').
 - The side setbacks shall be nine feet (9').
 - Notwithstanding the foregoing, the side setback adjacent to a side-entry garage may be reduced from nine feet (9') to five-feet (5') as long as the resulting distance to the next house is no less than fourteen feet (14').
- Front façades shall be entirely of brick and/or stone and shall return down both sides a minimum of six feet (6') with a maximum deviation of three feet (3') in either direction for design and aesthetic continuity, subject to Zoning Administrator approval, except that any side walls facing a street (i.e. Lots 1 and 6) shall be finished entirely with the same materials as the front façade and the homes on Lots 1 and 6 shall be constructed with hip or partial hip roofs to minimize the western facade.
- Individual homes shall not be constructed with more than 10% vinyl siding on all elevations. Other forms of siding, such as "Hardi-plank" may be permissible with the Zoning Administrator's approval.
- Chimneys shall be constructed of brick or stone masonry.
- All front entries shall be covered to a minimum depth of five feet (5') and provide a minimum of thirty square feet (30 sq.ft.) of covered standing area.
- Only single-width doors may be used on front-facing garages.
- Front-facing garage doors shall be located a maximum of eight feet (8') forward of the principle (largest) front façade of the house.
- All side walls shall have at least two windows, excluding entry doors.
- All driveways shall be finished in decorative pavers, stamped and colored concrete, or exposed aggregate.
- The subdivision entry monument shall be in substantial conformance with the illustration attached to the Staff Memorandum submitted for the City Council meeting of January 28, 2013, subject to the issuance of a sign permit in accordance with Article VIII, Sign Regulations, of the Zoning Ordinance.
- No building permit for a house shall be issued prior to construction of the subdivision entry monument.
- The Final Subdivision Plat shall be revised to indicate that approaches to intersections shall have a grade not exceeding three percent (3%) for a distance of not less than one hundred fifty (150) feet measured from the centerline of the intersecting street as required by Section 410.240.F.5.
- Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat as approved by the City Council and indentures requiring public access, maintenance, insurance, funding, maintenance of the stormwater basin, and common ground area, as approved by the City Attorney.

SECTION 3: As set forth in Section 405.1080 of the Zoning Ordinance of the City of Creve Coeur, Site Development Plans approved by the City of Creve Coeur shall be valid for a period of up to one (1) year from the date it is approved. After one year, a Site Development Plan will no longer be valid unless an extension is granted. The City of Creve Coeur may grant one, one (1) year extension prior to the expiration of the Site Development Plan upon written request of the applicant submitted to the City at least 180 days prior to the expiration date and granted prior to the expiration date.

SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 28TH DAY OF JANUARY, 2013.



VOLZ Incorporated 10849 Indian Head Ind'l. Blvd. St. Louis, Missouri 63132 314.426.6212 main - 314.890.1250 fax WWW.VOLZINC.COM	Villas On Mosley 834 & 842 N. Mosley Rd. Creve Coeur, MO 63141 11166-0
MISSOURI CORPORATE CERTIFICATES OF AUTHORITY: NO. 000019 EXPIRES: DECEMBER 31, 2013 - LAND SURVEYING NO. 000203 EXPIRES: DECEMBER 31, 2013 - ENGINEERING	

**AN ORDINANCE TO AUTHORIZE A RESIDENTIAL DESIGNED
DEVELOPMENT (RDD) WITH ACCOMPANYING PRELIMINARY SUBDIVISION
PLAT AND SITE DEVELOPMENT PLAN FOR THE PROPOSED VILLAS AT
MOSLEY SUBDIVISION, ON 4 ACRES OF LAND LOCATED SOUTH OF OLIVE
BOULEVARD AND EAST OF MOSLEY ROAD.**

WHEREAS, William Levinson, of Benton Homebuilders, has submitted an application for the preliminary plat approval for the subdivision of four acres that is part of 842, 834, and 828 Mosley Road, zoned "C" Single Family Residential District; and

WHEREAS, in accordance with Sections 405.270, 405.450(C), and 405.1080 of the Zoning Ordinance, the applicant has submitted a Site Development Plan and Preliminary Plat to the Department of Planning for the Villas at Mosley subdivision, including 10 lots on the 4 acres, with residential designed development (RDD); and

WHEREAS, On November 19 and December 17, 2012, the Planning and Zoning Commission reviewed the RDD request and accompanying Preliminary Plat and by 3-3 vote, did not recommend approval; and

WHEREAS, all persons who presented themselves and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and this Bill having been read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council finds that the Residential Designed Development proposal, as submitted on December 5, 2012, is consistent with good planning practice, consistent with good site landscape planning, is not detrimental to the existing and permitted uses in the surrounding area, is deemed desirable to provide the purpose of Section 405.450 of the Zoning Code and is in accordance with the criteria of Section 405.450(C)(1-3) of the Zoning Code regarding minimum project area, gross acreage, yards, and site and building coverage;

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

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SECTION 2: The Villas at Mosley RDD shall conform to the Site Development Plan/Preliminary Plat and Landscape Plan, received January 8, 2013, by the Department of Planning or as

further revised as required and approved by the City of Creve Coeur, and are further subject to the following conditions:

1. The building setbacks shall be noted on the final plat as shown on the aforesaid January 8, 2013 plans, as follows:
 - a. The front setback shall be twenty feet (20').
 - b. The rear setback for lots on the north side of the subdivision street shall be twenty-two and one-half feet (22.5').
 - c. The rear setback for lots on the south side of the subdivision street shall be thirty feet (30').
 - d. The side setbacks shall be nine feet (9').
 - e. Notwithstanding the foregoing, the side setback adjacent to a side-entry garage may be reduced from nine feet (9') to five-feet (5') as long as the resulting distance to the next house is no less than fourteen feet (14').
2. Front façades shall be entirely of brick and/or stone and shall return down both sides a minimum of six feet (6') with a maximum deviation of three feet (3') in either direction for design and aesthetic continuity, subject to Zoning Administrator approval, except that any side walls facing a street (i.e. Lots 1 and 6) shall be finished entirely with the same materials as the front façade and the homes on Lots 1 and 6 shall be constructed with hip or partial hip roofs to minimize the western facade.
3. Individual homes shall not be constructed with more than 10% vinyl siding on all elevations. Other forms of siding, such as "Hardi-plank" may be permissible with the Zoning Administrator's approval.
4. Chimneys shall be constructed of brick or stone masonry.
5. All front entries shall be covered to a minimum depth of five feet (5') and provide a minimum of thirty square feet (30 sq.ft.) of covered standing area.
6. Only single-width doors may be used on front-facing garages.
7. Front-facing garage doors shall be located a maximum of eight feet (8') forward of the principle (largest) front façade of the house.
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9. All driveways shall be finished in decorative pavers, stamped and colored concrete, or exposed aggregate.
10. The subdivision entry monument shall be in substantial conformance with the illustration attached to the Staff Memorandum submitted for the City Council meeting of January 28, 2013, subject to the issuance of a sign permit in accordance with Article VIII, Sign Regulations, of the Zoning Ordinance.
11. No building permit for a house shall be issued prior to construction of the subdivision entry monument.
12. The Final Subdivision Plat shall be revised to indicate that approaches to intersections shall have a grade not exceeding three percent (3%) for a distance of not less than one hundred fifty (150) feet measured from the centerline of the intersecting street as required by Section 410.240.F.5.
13. Prior to issuance of any building permits, the applicant shall prepare and record the final subdivision plat as approved by the City Council and indentures requiring public access, maintenance, insurance, funding, maintenance of the stormwater basin, and common ground area, as approved by the City Attorney.

SECTION 3: As set forth in Section 405.1080 of the Zoning Ordinance of the City of Creve Coeur, Site Development Plans approved by the City of Creve Coeur shall be valid for a period

of up to one (1) year from the date it is approved. After one year, a Site Development Plan will no longer be valid unless an extension is granted. The City of Creve Coeur may grant one, one (1) year extension prior to the expiration of the Site Development Plan upon written request of the applicant submitted to the City at least 180 days prior to the expiration date and granted prior to the expiration date.

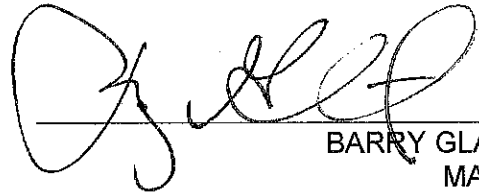
SECTION 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS 28TH DAY OF JANUARY, 2013.



ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 28TH DAY OF JANUARY, 2013.



BARRY GLANTZ
MAYOR

ATTEST:



DEBORAH RYAN, MPCC
CITY CLERK



city of **CREVE COEUR**

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

September 19, 2013

Mr. William Levinson
Benton Homebuilders
1000 Executive Parkway, Suite 106
Creve Coeur, MO 63141

Re: Application #13-032: Final Plat
Villas on Mosley

Mr. Levinson:

The Planning and Zoning Commission, at its meeting of September 16, 2013, reviewed your request for approval of the final plat and subdivision sign for the Villas on Mosley.

By a vote of 5 ayes and 1 nay, the Planning Commission recommends approval of the final plat and subdivision sign, subject to the conditions contained in the draft ordinance (see attached). The first reading of the draft ordinance by the City Council is scheduled for Monday, September 23rd, 2013. You or a representative should plan to be in attendance to speak for the request.

If you have any questions, please contact the Planning Division staff (872-2501) as soon as possible. Note that significant changes to the draft ordinance may require that the matter be returned to the Planning and Zoning Commission prior to City Council approval.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman
Planning & Zoning Commission

TM:jl

Cc: M.C. Perkins, City Administrator
G. Eidman, Chief of Police
S. Unser, Chief Building Official



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, SEPTEMBER 16, 2013
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, September 16, 2013, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Tim Madden, Chair*
 Dr. Michael Barton
 Mr. James Faron
 Mr. Ken Howard
 Mr. Charles Pullium
 Mr. Gene Rovak

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

6. NEW BUSINESS

A. Application #13-039: Approval for the final plat and subdivision sign for the Villas on Mosley

Applicant/Agent: Richard Norvell
Volz Inc.
10849 Indian Head Industrial Boulevard
St. Louis, MO 63132

Property Owner: Benton Homebuilders, Inc.
1000 Executive Parkway
St. Louis, MO 63141

Mr. William Levinson, 1000 Executive Parkway, presenting the final plat for the Villas on Mosley, said the final plat substantially conforms to the preliminary plat. Mr. Levinson said this is just a procedural step in the process to developing this property. Mr. Levinson said, in addition to this request, he is also seeking approval of an entrance monument. Mr. Levinson said the monument will conform to a previously shown drawing, it is 15 feet wide, made of stone masonry, black metal lettering, 6 feet high on one side, and 4 foot high on the other.

Mr. Faron motioned to recommend approval of the final subdivision plat for the Villas on Mosley Subdivision with the condition listed in the staff memo, dated September 13, 2013. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Howard – nay
Mr. Rovak – aye

Dr. Barton – aye
Mr. Pullium – aye

Mr. Faron – aye
Chair – aye

Mr. Faron motioned to approve the residential development sign as presented to the Planning and Zoning Commission per the condition listed in the Staff Report on Application #13-039, dated September 16, 2013. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Howard – nay
Mr. Rovak – aye

Dr. Barton – aye
Mr. Pullium – aye

Mr. Faron – aye
Chair – aye

9. **ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 9:27 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary

**AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CONDITIONAL USE
PERMIT FOR THE CREVE COEUR RACQUET CLUB, LOCATED AT 12691
CONWAY ROAD, TO ALLOW INSTALLATION OF
TWO PLATFORM TENNIS COURTS**

WHEREAS, an application was submitted by Dan Apted, on behalf of the Creve Coeur Racquet Club, for an amendment to their conditional use permit (CUP) to allow the installation of two new platform tennis courts on Club property with a coverage area of less than 5,000 square feet or 10% of the total site area; and

WHEREAS, under Section 405.210 Table A, all Fitness and Recreational Sports Centers (NAICS # 713940) in the "A", Single-family Detached Residential zoning district require the issuance of a CUP as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a CUP is authorized for the Creve Coeur Racquet Club by Ordinance #486, as subsequently amended by Ordinance #1593; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, September 16, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit amendment as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the conditional use permit amendment, subject to the conditions contained herein, at its meeting on September 16, 2013; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed amended conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: An amendment to Conditional Use Permit Ordinance Number 486, as amended by Ordinance Number 1593, is hereby authorized to be issued pursuant to Section 4 hereof to allow the installation of two new platform tennis courts with a coverage area of less than 5,000 square feet or 10% of the total site area at 12691 Conway Road in the "A", Single-family Detached Residential zoning district, whose legal description is as follows:

A tract of land being part of Lots 8 & 9 of the SUBDIVISION OF SAMUEL PHELP'S ESTATE in Section 9 and 16, Township 45 North, Range 5 East, St. Louis County, Missouri and being more particularly described as: Beginning at the Northwest corner of property conveyed to George M. Heintz and wife by deed recorded in Book 1698 page 458 of the St. Louis County Records; said point being also a point in the North line of said Lot 8 and being also a point in the South line of property now or formerly of Sternberg as described in Book 1883 page 204 of the St. Louis County Records; thence Southwardly along the West line of said Heintz property South 0 degrees 16 minutes 40 seconds East 1387.55 feet to the North line of Conway Road, 60 feet wide; thence Westwardly along said North line, North 84 degrees 10 minutes 10 seconds West 254.70 feet and North 84 degrees 45 minutes 42 seconds West 227.80 feet to a point; thence North 0 degrees 16 minutes 40 seconds West 1340.18 feet to a point in the North line of said Lot 9, being also a point in the South line of said property now or formerly of Sternberg; thence Eastwardly along the South line of said property now or formerly of Sternberg; being also the North lines of said Lots 9 and 8, North 89 degrees 55 minutes East 480.00 feet to the point of beginning.

Section 2: The amended conditional use permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Applicant shall continue to observe all conditions of approval in Ordinances Number 486 and 1593.
2. Two platform tennis courts may be installed on the property provided that the total additional site coverage shall not exceed 5,000 square feet or 10% of the total site area of the racquet club.
3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. The platform courts shall be in substantial conformance with the Site Development Plan and Platform Court information materials submitted on July 18, 2013.
4. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Landscape Plan" and "Site Development Plan," received, September 5, 2013 with the following exceptions below.
5. Additional evergreen plantings shall be installed to further screen the new platform courts and their lighting from the adjacent residences.
6. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
7. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building

permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.

8. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an Amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11G of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2013.

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

**AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE CONDITIONAL USE
PERMIT FOR THE CREVE COEUR RACQUET CLUB, LOCATED AT 12691
CONWAY ROAD, TO ALLOW INSTALLATION OF
TWO PLATFORM TENNIS COURTS**

WHEREAS, an application was submitted by Dan Apted, on behalf of the Creve Coeur Racquet Club, for an amendment to their conditional use permit (CUP) to allow the installation of two new platform tennis courts on Club property with a coverage area of less than 5,000 square feet or 10% of the total site area; and

WHEREAS, under Section 405.210 Table A, all Fitness and Recreational Sports Centers (NAICS # 713940) in the "A", Single-family Detached Residential zoning district require the issuance of a CUP as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, a CUP is authorized for the Creve Coeur Racquet Club by Ordinance #486, as subsequently amended by Ordinance #1593; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, September 16, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit amendment as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the conditional use permit amendment, subject to the conditions contained herein, at its meeting on September 16, 2013; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed amended conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: An amendment to Conditional Use Permit Ordinance Number 486, as amended by Ordinance Number 1593, is hereby authorized to be issued pursuant to Section 4 hereof to allow the installation of two new platform tennis courts with a coverage area of less than 5,000 square feet or 10% of the total site area at 12691 Conway Road in the "A", Single-family Detached Residential zoning district, whose legal description is as follows:

A tract of land being part of Lots 8 & 9 of the SUBDIVISION OF SAMUEL PHELP'S ESTATE in Section 9 and 16, Township 45 North, Range 5 East, St. Louis County, Missouri and being more particularly described as: Beginning at the Northwest corner of property conveyed to George M. Heintz and wife by deed recorded in Book 1698 page 458 of the St. Louis County Records; said point being also a point in the North line of said Lot 8 and being also a point in the South line of property now or formerly of Sternberg as described in Book 1883 page 204 of the St. Louis County Records; thence Southwardly along the West line of said Heintz property South 0 degrees 16 minutes 40 seconds East 1387.55 feet to the North line of Conway Road, 60 feet wide; thence Westwardly along said North line, North 84 degrees 10 minutes 10 seconds West 254.70 feet and North 84 degrees 45 minutes 42 seconds West 227.80 feet to a point; thence North 0 degrees 16 minutes 40 seconds West 1340.18 feet to a point in the North line of said Lot 9, being also a point in the South line of said property now or formerly of Sternberg; thence Eastwardly along the South line of said property now or formerly of Sternberg; being also the North lines of said Lots 9 and 8, North 89 degrees 55 minutes East 480.00 feet to the point of beginning.

Section 2: The amended conditional use permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Applicant shall continue to observe all conditions of approval in Ordinances Number 486 and 1593.
2. Two platform tennis courts may be installed on the property provided that the total additional site coverage shall not exceed 5,000 square feet or 10% of the total site area of the racquet club.
3. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. The platform courts shall be in substantial conformance with the Site Development Plan and Platform Court information materials submitted on July 18, 2013.
4. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Landscape Plan" and "Site Development Plan," received, September 5, 2013 with the following exceptions below.
5. Additional evergreen plantings shall be installed to further screen the new platform courts and their lighting from the adjacent residences.
6. There shall not be any outdoor sports or recreation activities between 9:00 p.m. and 9:00 a.m., and outdoor sports and recreation facility lighting shall not be used between 9:30 p.m. and sunrise.
7. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

8. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
9. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an Amended Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11G of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2013.

DR. SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#13-030 FOR AN AMENDMENT TO THE CONDITIONAL USE
PERMIT FOR CREVE COEUR RACQUET CLUB
AT 12691 CONWAY ROAD**

FOR THE MEETING OF: Monday, September 16, 2013

LOCATION: 12691 Conway Road. The subject property is zoned "A" Single Family Residential.

REQUEST: An application has been submitted to amend the Racquet Club's conditional use permit (CUP) to allow for two platform tennis courts with outdoor lighting on the property, adding 3,900 square feet of coverage. The request for lighting is for the platform courts only; no additional lighting of the existing tennis courts is requested.

ADDITIONAL INFORMATION: All fitness and recreational sports centers, including tennis clubs, are permitted as a conditional use with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all residential districts. The original CUP was issued in 1967, and amended in 1993. The property is 15.2 acres, and has pre-existing non-conforming site coverage of 29.1%. A condition of the original approval included that any subsequent plans developed for outdoor lighting are to be submitted to the Planning and Zoning Commission for its review and approval.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Comp. Plan References

- Residential Neighborhoods

Zoning Code References

- Section 405.210: Regulation of Uses, Table A, Permitted and Conditional Uses
- Section 405.250: "A" Single Family Residential
- Section 405.470: Conditional Uses
- Section 405.610: Non-Conformities

APPLICANT: Dan Apted
Creve Coeur Racquet Club
12691 Conway Road
Creve Coeur, MO 63141

APPLICANT'S REPRESENTATIVE: Richard Randall
Pace Properties
200 N. Taylor
St. Louis, MO 63122



REPORT PREPARED BY:

Whitney Kelly
Whitney Kelly, AICP, City Planner

9/13/2013

Date

ATTACHMENTS: Applicant's drawings received September 5, 2013
Draft Ordinance
Ordinance No. 486 and 1593
Public Comments received by September 13, 2013

BACKGROUND AND PROPOSAL

The Creve Coeur Racquet Club received approval of platform tennis courts along the east side of the existing Club in 1978 from the Planning and Zoning Commission. The courts were then removed approximately 15 years ago. In the effort to reintroduce the sport back to the facility, the Club is seeking to amend the site development plan to allow for two platform courts in the vacant field between the existing tennis courts and the clubhouse. The two platform courts will add approximately 3,900 square feet of coverage, thus increasing the non-conforming site coverage from 29.1% to 29.7%. The prior amended CUP approved in 1993 was for a 1,950 square foot addition to the building over existing coverage, and therefore did not increase site coverage.) The Zoning Code allows for site related non-conformities to be expanded by no more than 5,000 square feet or 10% of its lot coverage, per the following:

SECTION 405.610: NON-CONFORMITIES

E. Site-Related Non-Conformities.

4. *Cessation of site-related non-conformities. Except as further required by Section 405.790(D), any non-residential lot with site-related non-conformities which is proposed for a change of use or which is proposed to be expanded or enlarged by more than five thousand (5,000) square feet of impervious surface or ten percent (10%) of its lot coverage, whichever is less, shall thereafter comply with all requirements of this Code including, but not limited to, off-street parking and loading, landscaping, stormwater and erosion control, floor area ratio and other applicable provisions.*

The new facility location is approximately 280 feet from the west property line and 160 feet from the east property line. Below is a close-up of the proposed location of the platform courts:



The platform courts sit approximately two to three feet above the ground while the fence rises an additional 12 feet above the platform and is in closer to the courts than regular tennis courts. The fence serves as an active part of the sport, used in much the same manner as racquetball and handball. Because the sport can be played in the winter, overhead lighting is being proposed.

Below are example photos of platform courts:



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Detached single family houses	"A" Single Family Residential	NA
South	Detached single family houses	"A" Single Family Residential	Conway Road
East	Detached single family houses	"A" Single Family Residential	NA
West	Detached single family houses	"A" Single Family Residential	NA

COMPREHENSIVE PLAN REVIEW

The Comprehensive Plan does not provide much direction for private clubs in residential areas, except to recommend that the City ensure that non-residential development is compatible with adjacent residential development (page 23). The Creve Coeur Racquet Club was established prior to the adjacent residential development and offers recreational amenities that are consistent with other residentially zoned uses, such as public parks and schools. Many of the adjacent residents frequent the facility. Therefore the proposal is consistent with the goals and objectives of the Comprehensive Plan.

ZONING REVIEW

Tennis and racquetball club facilities are categorized as NAICS # 713940 Fitness and Recreational Sports Centers, which is a conditional use in all residential districts. As the facility is operating under a prior conditional use permit, the amendment is for the additional coverage and lighting. As discussed earlier, the coverage is pre-existing non-conforming, and the proposed new platform courts, will not be adding more than 5,000 square feet of coverage, nor an increase by more than 10%. Therefore the only zoning issue is the lighting and placement of the proposed new facilities.

The proposed location will require the removal of three large trees as shown below:



While visiting the site, it appeared that the largest tree was very healthy, while the other two, as well as several other further south, were showing signs of disease, and ill-health. The Applicant has indicated that the first tree root system is causing damage to the existing tennis courts; however, no damage was visible. Staff recommends that a condition of approval include moving the tennis courts further south to protect the largest of the trees. However, to further protect the closest adjacent residence to the east, and to offset the loss of the trees, Staff recommends that a condition of approval include additional evergreen planting to screen the new courts and proposed lights

Lighting

The request for lighting is for the platform courts only, no additional lighting of the existing tennis courts is requested. The proposed location of the platform courts is, approximately, at the center of the site, as far from the abutting residences as possible. As indicated above, the platform courts sit about two to three feet above ground and the fence extends another 12 feet above the platforms. The light fixtures have a mounting height of 24 feet (20 foot pole + 4 foot court). The Planning and Zoning Commission may approve lighting above 16 feet in residential districts per the regulations below:

SECTION 405.680: LIGHTING

B. General Standards

- 2. In residential zoning districts ("A", "B", "C", "D" and "AR") lighting fixtures, except traffic signals and lighting for major outdoor recreation facilities, shall not exceed sixteen (16) feet in height (measured from the bottom of the base to the top of fixture) unless specifically permitted by the site development plan approval in accordance with Section 405.1080.*

The proposed lighting is downcast and shielded and should meet with the illumination requirements below and with the submitted photometric plan, as well as with Section 405.680 where lighting shall not be cast upon an adjacent property or right-of-way nor shall glare be emitted from an illuminant source.

RECOMMENDED CONDITION OF APPROVAL

If Commission members generally support the request, staff recommends the following conditions for approval:

- The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. The platform courts shall be in substantial conformance with the Site Development Plan and Platform Court information materials submitted on July 18, 2013.
- The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the “Landscape Plan” and “Site Development Plan,” received, September 5, 2013 with the following exceptions below.
- Additional evergreen plantings shall be installed to further screen the new platform courts and their lighting from the adjacent residences.
- The location of the courts should protect the existing large tree nearest to the clubhouse as much as possible.

ACTION AND MOTION

The motion to approve site development plans as shown in the Applicant’s materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for this application:

“I move to recommend approval of an amendment to the conditional use permit for Creve Coeur Racquet Club to include two new platform courts as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of September 16, 2013” (conditions may be added, eliminated, or modified by preceding motion).

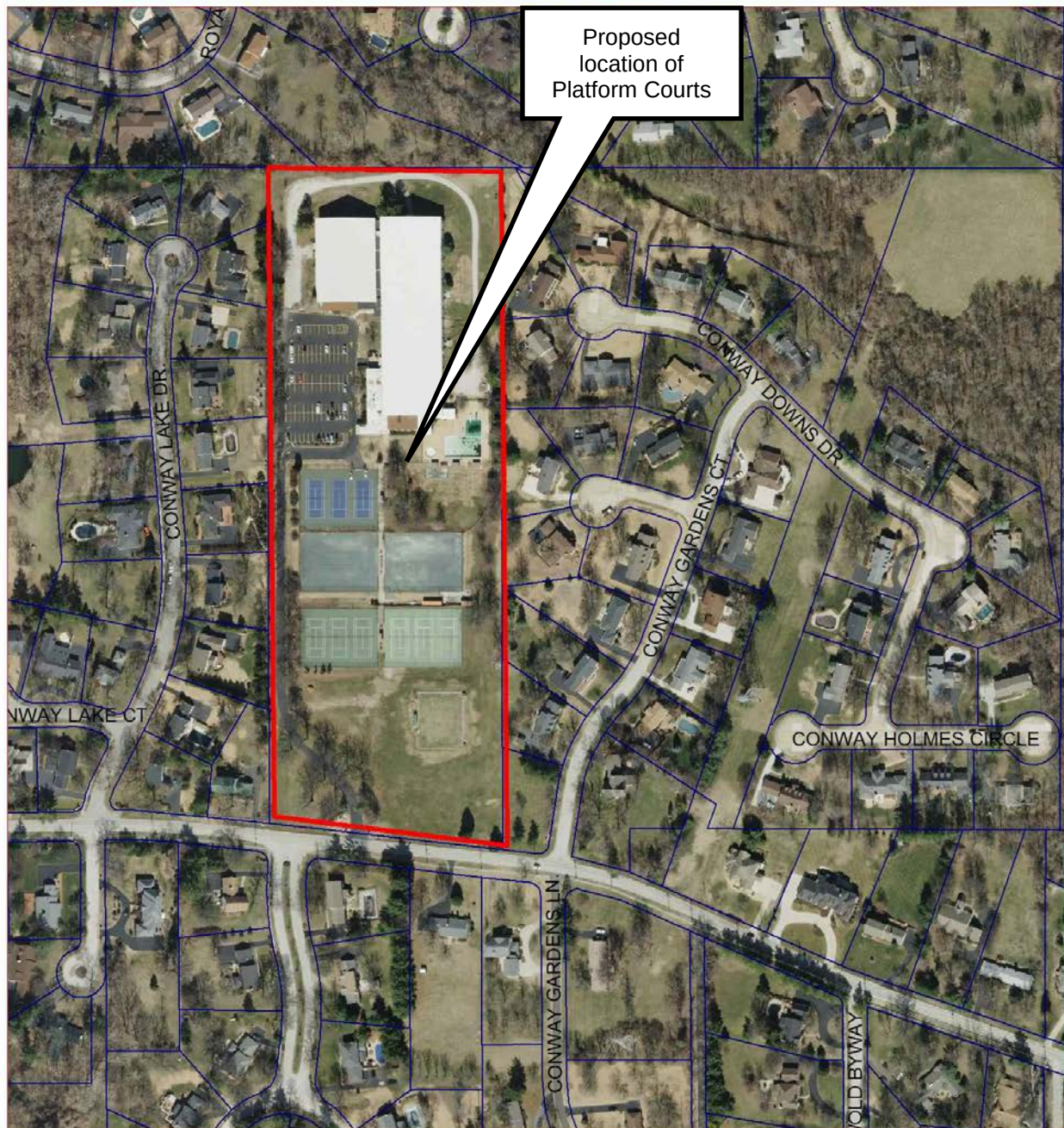
APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

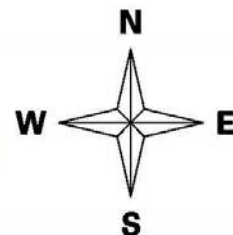
APPENDIX 3: AERIAL PHOTO



Property lines



Creve Coeur Racquet Club, 12691 Conway Road



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 09/12/2013
	Description: View looking east from the walkway in front of the proposed new platform courts. Note the house in the distance and the mature tree in the foreground.
	Description: View looking west along the walkway in front of the proposed new platform courts. Note the existing landscaping along the west property line shielding the homes from view.
	Description: View looking from the tennis court north at the proposed location, with the pool and clubhouse in the background. The Children's play equipment will be relocated.



Description: View looking east from the walkway in front of the proposed new platform courts. Note the house in the distance.

PLATFORM TENNIS

AT CREVE COEUR RACQUET CLUB

Creve Coeur Racquet Club had platform courts for many years in the 70's and early 80's. The courts were located on the east side of the Club. The issues with these courts were the playing surface was not conducive to winter play and they were located behind the Club. Since those courts were removed St Louis has not had an affordable option for those of us that love the game of platform tennis and are not members of one of the three clubs that have courts. In St Louis platform courts are located at St Louis Country Club, Bellerive Country club and the Racquet Club. Westwood Country Club and Old Warson Country Club are also considering adding platform courts. In the last ten years platform tennis has grown tremendously in popularity in the St Louis area. Locating the courts in the front of the club will be very helpful as it is a social sport and players like to be front and center. The platform courts can also be used as a teaching tool for young kids to learn tennis in the summer.

Since platform tennis is a winter only sport we feel adding the platform courts to the Creve Coeur Racquet Club facility will help balance the winter and summer activity at the club. The location in the center of the facility should not cause any impact to residential neighborhoods surrounding the club. Since no more than 8 players would be using the courts at any given time they would not cause an issue with parking.

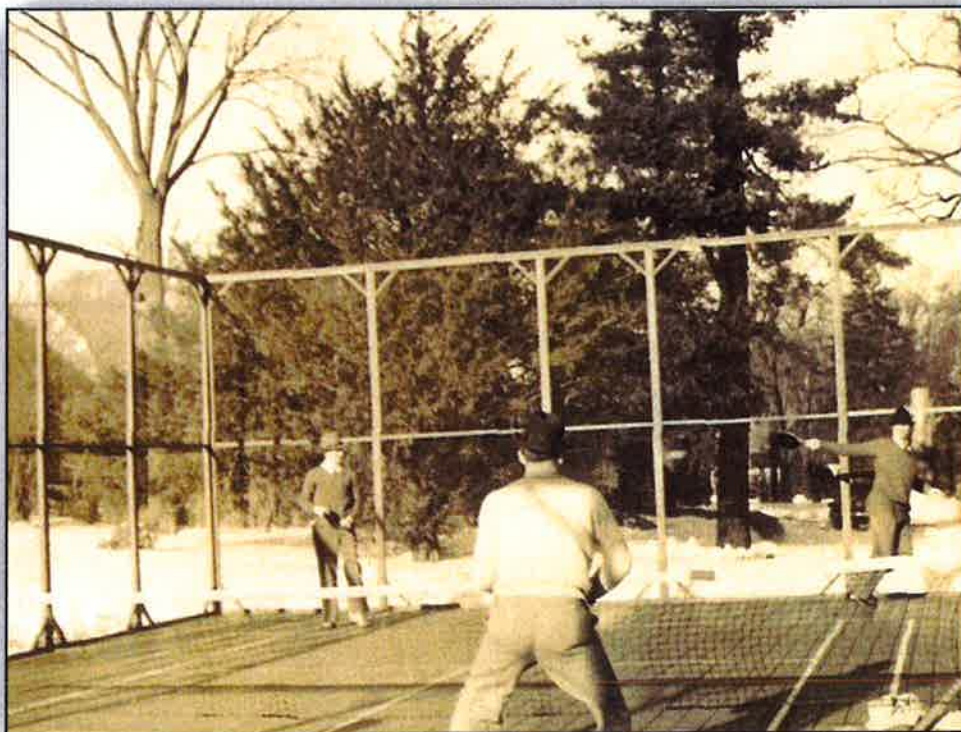
PLATFORM TENNIS

The screens were used to keep the balls in the court and to allow for the ball to be able to be played off the screens like with squash or racquetball. Today the courts are made of aluminum, with heaters below to melt the snow and lights up high for night play. Most are accompanied by an inviting warming hut (many with fireplaces) and other modern amenities.

The founders surely had no idea that the game they created would someday become a sport so thoroughly enjoyed by people of all ages and skill levels, both male and female, across the United States and Canada, and even in various countries abroad!

But, more to the point, how could this have happened? Because platform tennis is a great game on many levels. Unlike golf or tennis, learning to play is relatively easy. And it's not hard to become proficient, even if you've never picked up a paddle.

In addition, strategy is equally, if not more important, than raw power. In that sense, you might say the sport entails the power and speed of tennis mixed with the strategy and patience of chess. And as a consequence, it is highly addictive.



A men's game in Scarsdale, New York (1930s)



A men's game at the North Boulder Recreation Center, Boulder, Colorado (2003)

PLATFORM TENNIS



Platform tennis is an easy sport for juniors to learn and enjoy

Platform tennis is so appealing thanks, in particular, to the ability to play a hard shot off the screens. This means that men cannot easily overpower women. In fact, a hard shot into the back screen can result in the receiver hitting the ball right back at the originating driver from an even shorter distance. What athlete wouldn't enjoy turning the tables on their opponents?

In addition to being able to play at night, the sport has a long season, typically September through April.

Other reasons paddle is the ideal winter sport for residential communities include:

- It's complementary to one's tennis game, particularly volleying, overhands and strategy
- It helps increase use of often underutilized city parks during winter
- It offers a true winter sport option where few often exist
- It can be played by and between both sexes and by all age groups

In platform tennis communities, tennis and other racket sports are popular. In fact, according to a 1993 survey, more than 80% of platform tennis players also play tennis. While many of the communities where platform tennis thrives have private clubs with facilities, some also have public courts. Some of the most successful programs are at public and YMCA facilities. This is to propose that we build a public facility right here in this community, so everyone can play.

NOTES:

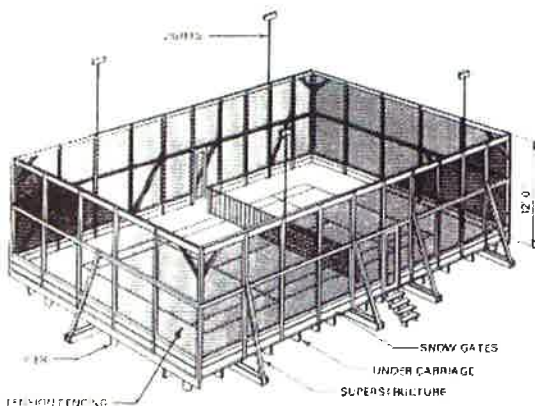
All measurements for court markings are to the outside of lines except for those involving the center service line, which is equally divided between right and left service court.

All court markings to be 2" wide.

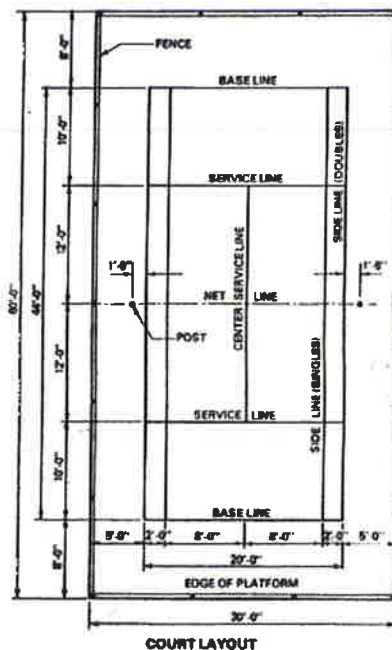
Fencing required - 12'-0" high with 18-gauge hexagonal, galvanized 1" flat wire mesh fabric.

For net post details see manufacturers' literature.

Net height to be 3'-1" at posts and 2'-10" at center court.



ISOMETRIC SHOWING FENCE (TYPICAL WOOD CONSTRUCTION)



Platform tennis is ideal for municipalities -- the courts take up less space than tennis courts, can be used year round, and are relatively inexpensive to build and maintain. Also, courts can be built on sloped land or in low and wet areas where tennis courts may be prohibited.

PLATFORM TENNIS

Fast Facts About the Demographics of Platform Tennis

85% of players
are college
graduates

More than 70% of
current players are
over 40, while 20%
are over 60

73%
play golf

80% earn over
\$75,000 and 38%
over \$150,000
annually

In 2009, the APTA had
more than 9,500
members from 34
different states

Some places where municipal platform tennis thrives:

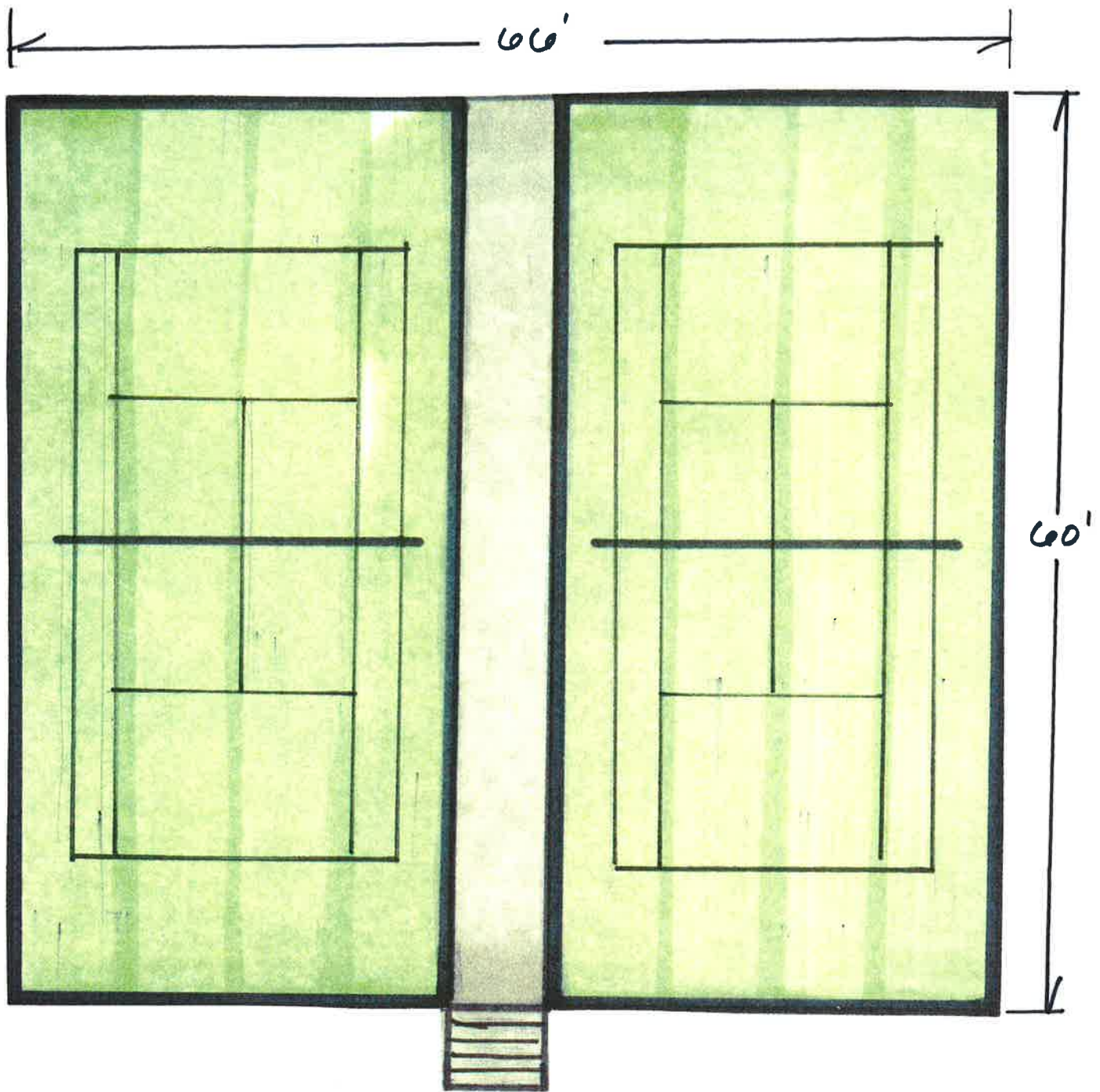
Westchester, NY • Fairfield, CT • Huntington, NY
Garden City, NY • Milwaukee, WI • Grosse Pointe, MI • Springfield, IL
Lake Bluff, IL • Hinsdale, IL • Chicago, IL • Winnetka, IL
Philadelphia, PA • Pittsburgh, PA • Cleveland, OH • Cincinnati, OH
Columbus, OH • Princeton, NJ • South Orange, NJ • Maplewood, NJ
Bergen, NJ • Essex, NJ • Morris, NJ • Somerset, NJ
Bernards Township, NJ • Rochester, NY • St. Louis, MO • Ocean City, MD
Nantucket, MA • Ann Arbor, MI • Grand Rapids, MI











CREVE COEUR RC
PLATFORM COURTS

1" = 10'

NOTES:

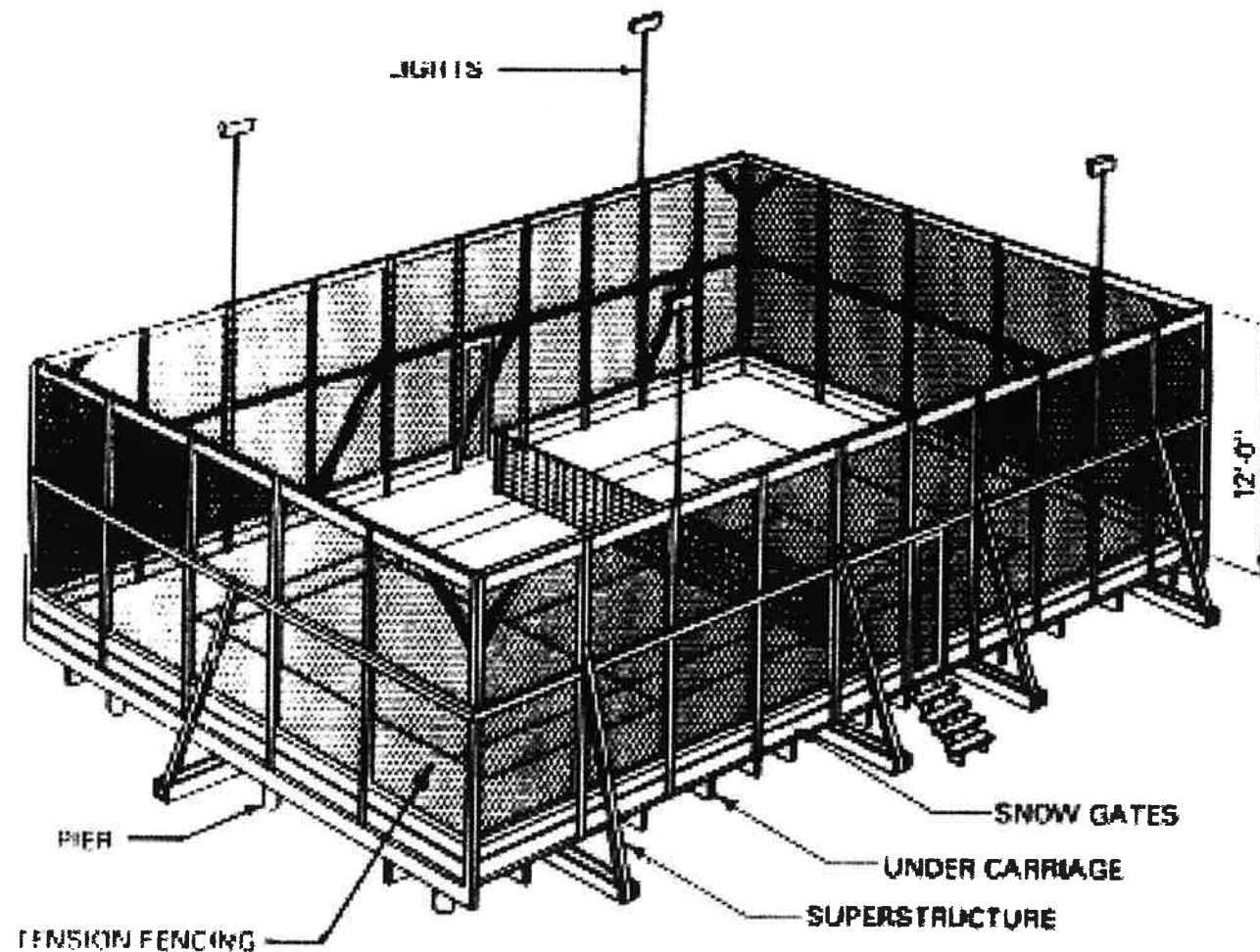
All measurements for court markings are to the outside of lines except for those involving the center service line, which is equally divided between right and left service court.

All court markings to be 2" wide.

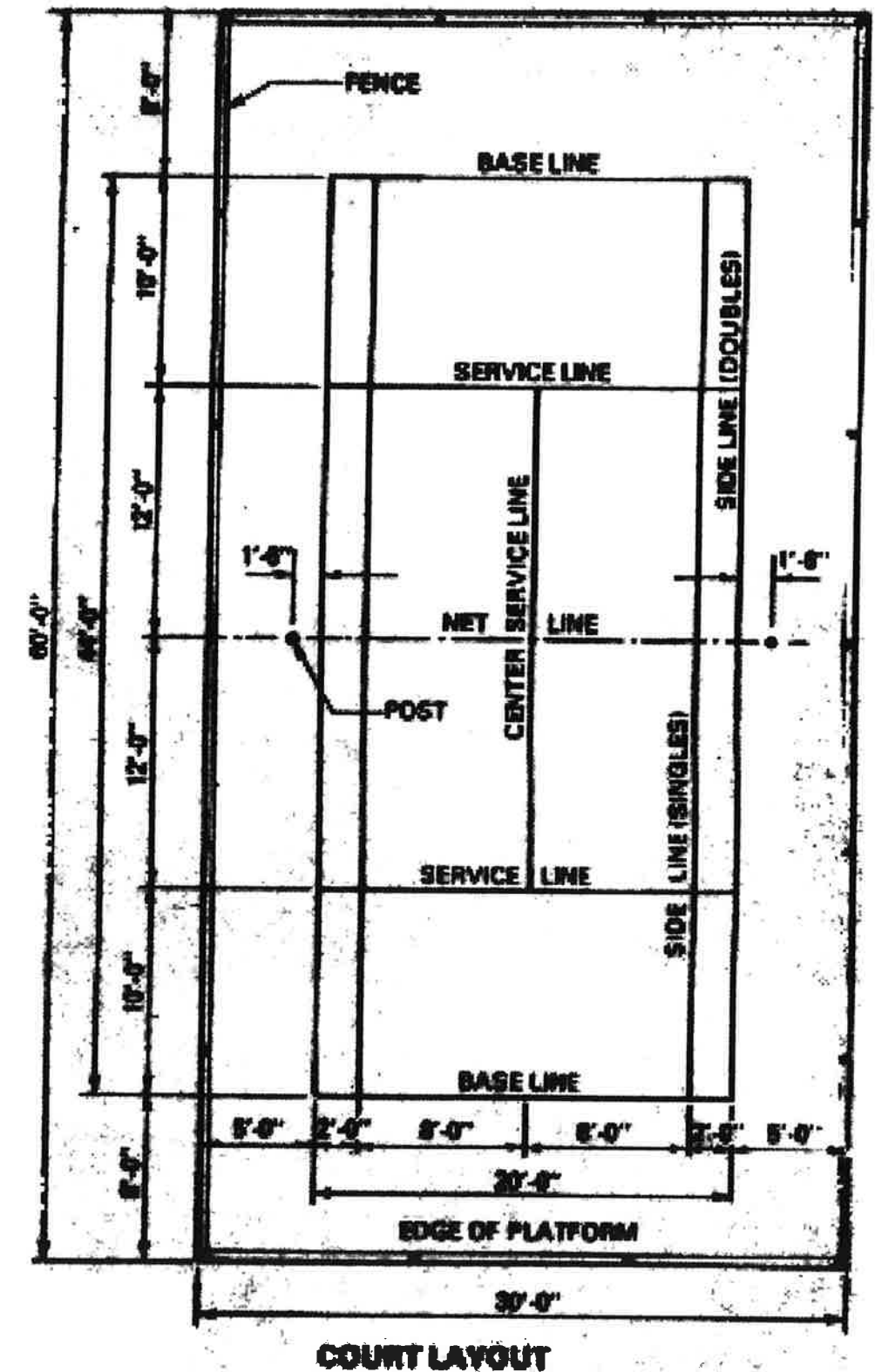
Fencing required - 12'-0" high with 16-gauge hexagonal, galvanized 1" flat wire mesh fabric.

For net post details see manufacturers' literature.

Net height to be 3'-1" at posts and 2'-10" at center court.



(ISOMETRIC SHOWING FENCE (TYPICAL WOOD CONSTRUCTION))





PLATFORM TENNIS COURTS LOCATION CREVE COUER RACQUET CLUB



153 ft

© 2013 Google

RUUD LIGHTING
DIRECT



FIXTURE MOUNTING HEIGHT: 24' AFG (20' POLE + 4' COURT)
COURT FC LEVELS MEASURED AT 7' AFG (4' COURT HT + 3' ABOVE COURT)
PROPOSED POLES MEET 140 MPH SUSTAINED WINDS
ISOLINES AT .01 FC
BASED ON CUSTOMER DESIGN

ADDITIONAL REQUIRED EQUIPMENT:
(12) - PS4S20C1BZ (20' X 4" SQUARE STEEL POLES, SINGLE MOUNT)

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
COURT - 1	42.34	63.8	24.2	1.75	2.64
COURT - 2	42.34	63.8	24.2	1.75	2.64
SITE	0.54	19.2	0.0	N.A.	N.A.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description
■	12	AC	SINGLE	40000	0.750	AC3640-M (400W PSMH)
						Lum. Watts
						450

RUUD LIGHTING
DIRECT

9201 Washington Ave
Racine, WI 53406
PH: (800) 236-7000
FX: (800) 236-7500
www.ruudlightingdirect.com

Date: 6/18/2013 Scale: 1"=20' Layout by: MARK JANAKY

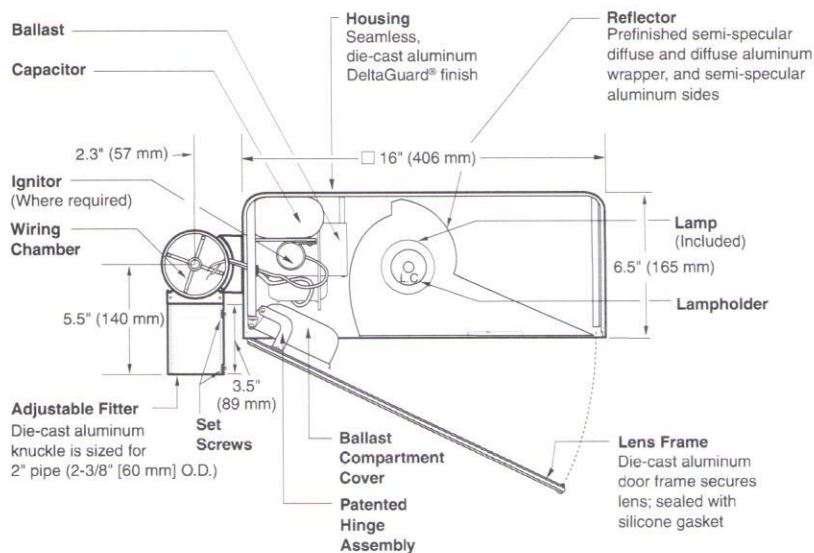
Project Name: CREVE COEUR Customer No: #92326

Filename: V:\Common\AppEng\Working\MDJ\130612RG1.MDJ.AGI

Footcandles calculated at grade using mean lumen values

Illumination results shown on this lighting design are based on project parameters provided to Ruud Lighting used in conjunction with luminaires and procedures conducted under laboratory conditions. Actual project conditions differing from those design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

16" (406 mm) AREA CUTOFF LIGHT



Notes

SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
☐ SPEC #	150W PSMH	AC3615-(a)(b)
☐ SPEC #	200W PSMH	AC3620-(a)(b)
☐ SPEC #	250W PSMH	AC3625-(a)(b)
☐ SPEC #	320W PSMH	AC3632-(a)(b)
☐ SPEC #	350W PSMH	AC3635-(a)(b)
☒ SPEC #	400W PSMH	AC3640-(a)(b)
HIGH PRESSURE SODIUM		
☐ SPEC #	250W HPS	AC3525-(a)(b)
☐ SPEC #	400W HPS	AC3540-(a)(b)

Specify (a) Voltage & (b) Options.

⚡ Reduced envelope ED28 lamp.

(a) VOLTAGE SUFFIX KEY	
M	120/208/240/277V (Standard)
T	120/277/347V (Canada Only) (Standard)
1	120V
2	277V
27	277V Reactor (PSMH Only)
3	208V
4	240V
5	480V
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)	
-(a)F	Fusing
-(a)P	Button Photocell
-5P	External Photocell (for 480V)
Q	Quartz Standby (includes 100W quartz lamp) (N/A on 277V Reactor)

Specify (a) Single Voltage — See Voltage Suffix Key

GENERAL DESCRIPTION

60° forward throw sharp cutoff luminaire for HID lamp, totally enclosed. Housing is seamless, die-cast aluminum. Aluminum die-cast adjustable fitter mounting is sized for 2" pipe (2-3/8" [60 mm] O.D.). Allows for directional aiming as well as 2-1/2° incremental vertical adjustment. Contains integral wiring compartment. Two stainless-steel set screws provide clamping to vertical tenons. Lens assembly consists of rigid aluminum frame and high-impact, clear-tempered glass.

FINISH

Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

ELECTRICAL

Fixture includes clear, mogul-base lamp; 320 – 400W PSMH utilize the ED28 reduced envelope lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact and lamp grips. Lamp ignitor included where required. All ballast assemblies are high-power factor and use the following circuit type:

277V Reactor
150 – 400W PSMH

HX— High Reactance
150W PSMH

CWA — Constant Wattage Autotransformer
200 – 400W PSMH; 250 – 400W HPS

PATENTS

US 4,689,729; 4,709,312

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in US and Canada for wet locations and enclosure classified IP65 per IEC 529 and IEC 598.

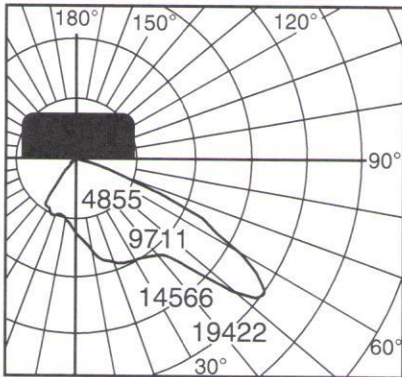
ACCESSORIES

FWG-16	Wire Guard
PC-1	Button Photocell (for fixtures set to 120V)
PC*6	Button Photocell (for fixtures set to 347V)
PC-2	Button Photocell (for fixtures set to 208, 240, 277V)
PGM-1	Ground Mount Post
SBL-16	Backlight Shield

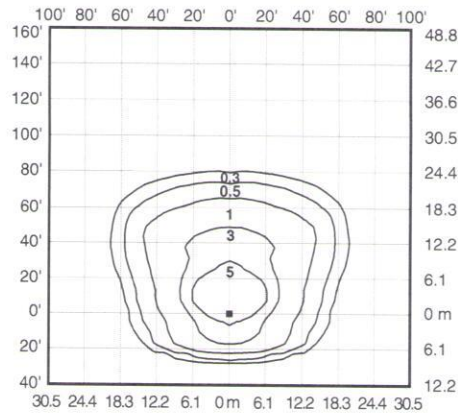
EPA RATING

EPA 0.93 for single fixture with 0° tilt (Consult factory for EPA rating on multiple units).

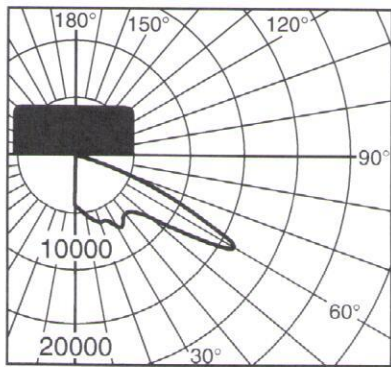
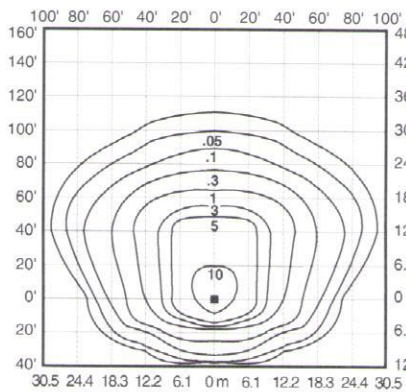
Isofootcandle plots show initial footcandles at grade. (Footcandles ÷ 0.0929 = Lux)



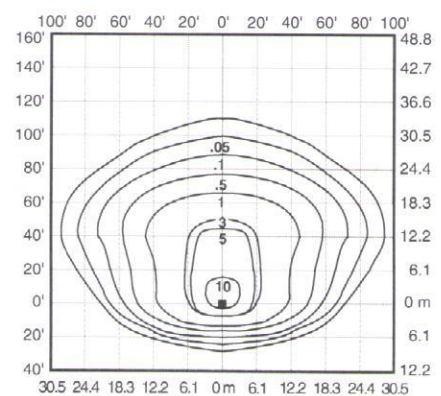
Candlepower distribution curve of 400W PSMH Area Cutoff Light without backlight shield.



Isofootcandle plot of 400W PSMH Area Cutoff Light at 30' (9.1 m) mounting height, 0° vertical tilt, with backlight shield removed. (Plan view)

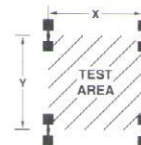
Lighting Sciences Inc.
Certified Test Report No. LSI 10246
Candlepower distribution curve of 250W HPS Area Cutoff Floodlight without backlight shield.

Isofootcandle plot of 400W HPS Area Cutoff Floodlight at 25' (7.6 m) mounting height, 0° vertical tilt, with backlight shield removed. (Plan view)



Isofootcandle plot of 400W HPS Area Cutoff Floodlight at 25' (7.6 m) mounting height, 0° vertical tilt, with backlight shield located for backlight cutoff. (Plan view)

Pole-spacing Example Data



Test area is centered within a (16) pole layout.

Average Initial Light Levels at Grade
2 Fixtures per pole @ 180°
(Footcandles ÷ 0.0929 = Lux)

Catalog #	Lamp Type	Lamp Lumens	Mounting Height	Max. Recommended Pole-spacing X x Y	Footcandles	Lux
AC3615-M	150W PSMH	12,000	15' (4.6 m)	60' (18.3 m) x 85' (25.9 m)	3.56	38
			20' (6.1 m)	75' (22.9 m) x 110' (33.5 m)	2.11	23
AC3625-M	250W PSMH	22,000	20' (6.1 m)	75' (22.9 m) x 110' (33.5 m)	3.86	42
			25' (7.6 m)	95' (29.0 m) x 140' (42.7 m)	2.31	25
AC3640-M	400W PSMH	40,000	25' (7.6 m)	95' (29.0 m) x 140' (42.7 m)	4.20	45
			30' (9.1 m)	115' (35.1 m) x 165' (50.3 m)	2.86	31
AC3525-M	250W HPS	28,500	20' (6.1 m)	75' (22.9 m) x 110' (33.5 m)	4.83	52
			25' (7.6 m)	95' (29.0 m) x 140' (42.7 m)	2.89	31
AC3540-M	400W HPS	50,000	25' (7.6 m)	95' (29.0 m) x 140' (42.7 m)	5.08	55
			30' (9.1 m)	115' (35.1 m) x 165' (50.3 m)	3.37	36

BILL NO. 490

ORDINANCE NO. 486

AN ORDINANCE GRANTING A SPECIAL USE PERMIT UNDER ORDINANCE NO. 225, AS AMENDED, FOR THE LOCATION AND OPERATION OF A PRIVATE CLUB ON PROPERTY DESCRIBED IN SECTION ONE OF THIS ORDINANCE.

WHEREAS, IN ACCORDANCE WITH ARTICLE 13 OF ORDINANCE NO. 225, AS AMENDED, OF THE CITY OF CREVE COEUR, APPLICATION HAS BEEN MADE TO THE CITY OF CREVE COEUR BY THE CREVE COEUR RACQUET CLUB FOR THE GRANTING OF A SPECIAL USE PERMIT FOR THE LOCATION AND OPERATION OF A PRIVATE CLUB ON CERTAIN PROPERTY, HEREINAFTER MORE PARTICULARLY DESCRIBED, AND

WHEREAS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF CREVE COEUR, AFTER DUE CONSIDERATION HAS RECOMMENDED THAT SUCH SPECIAL PERMIT BE GRANTED, SUBJECT TO CERTAIN CONDITIONS, AND

WHEREAS, THE BOARD OF ALDERMEN HELD A PUBLIC HEARING THEREON AT THE CITY HALL, 11631 OLIVE BOULEVARD, ON THE 14TH DAY OF AUGUST, 1967, AFTER HAVING GIVEN FIFTEEN (15) DAYS PRIOR PUBLIC NOTICE OF THE TIME, PLACE AND PURPOSE OF SAID HEARING BY PUBLICATION IN THE WATCHMAN-ADVOCATE ON JULY 28 AND THE 11TH AND 14TH DAYS OF AUGUST, 1967, AND AFTER OTHER WRITTEN NOTICE WAS GIVEN, ALL ACCORDING TO THE PROVISIONS OF LAW MADE AND PROVIDED FOR SUCH NOTICE AND HEARING, AND

WHEREAS, ALL PERSONS WHO PRESENTED THEMSELVES AT SAID PUBLIC HEARING, AND DESIRING TO BE HEARD, WERE GIVEN AN OPPORTUNITY TO BE HEARD, AND

WHEREAS, FOLLOWING SAID PUBLIC HEARING, AND AFTER CAREFUL AND DUE DELIBERATION, THE BOARD OF ALDERMEN OF THE CITY OF CREVE COEUR HAS DETERMINED THAT THE ISSUANCE OF SAID SPECIAL PERMIT, AS HEREINAFTER PROVIDED, WILL NOT SUBSTANTIALLY INCREASE TRAFFIC HAZARDS OR CONGESTION, WILL NOT SUBSTANTIALLY INCREASE FIRE HAZARDS, WILL NOT ADVERSELY AFFECT THE CHARACTER OF THE NEIGHBORHOOD, WILL NOT ADVERSELY AFFECT THE GENERAL WELFARE OF THE COMMUNITY, AND WILL NOT OVERTAX PUBLIC UTILITIES,

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. PURSUANT TO ORDINANCE NO. 225, AS AMENDED, OF THE CITY OF CREVE COEUR, A SPECIAL USE PERMIT IS HEREBY GRANTED TO THE CREVE COEUR RACQUET CLUB FOR THE LOCATION AND OPERATION OF A PRIVATE CLUB ON THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND BEING PART OF LOTS 8 AND 9 OF THE SUBDIVISION OF SAMUEL PHELP'S ESTATE IN SECTION 9 AND 16, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO GEORGE M. HEINTZ AND WIFE BY DEED RECORDED IN BOOK 1698, PAGE 458 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING ALSO A POINT IN THE NORTH LINE OF SAID LOT 8 AND BEING ALSO A POINT IN THE SOUTH LINE OF PROPERTY NOW OR FORMERLY OF STERNBERG AS DESCRIBED IN BOOK 1883, PAGE 204 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID HEINTZ PROPERTY SOUTH 0 DEGREES 16 MINUTES 40 SECONDS EAST 1287.55 FEET TO THE NORTH LINE OF CONWAY ROAD, 60 FEET WIDE, THENCE WESTWARDLY ALONG SAID NORTH LINE, NORTH 84 DEGREES 10 MINUTES 10 SECONDS WEST 254.70 FEET AND NORTH 84 DEGREES 45 MINUTES 42 SECONDS WEST 227.80 FEET TO A POINT; THENCE NORTH 0 DEGREES 16 MINUTES 40 SECONDS WEST 1240.18 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 9, BEING ALSO A POINT IN THE SOUTH LINE OF SAID PROPERTY NOW OR FORMERLY OF STERNBERG; THENCE EASTWARDLY ALONG THE SOUTH LINE OF SAID PROPERTY NOW OR FORMERLY OF STERNBERG BEING ALSO THE NORTH LINES OF SAID LOTS 9 AND 8, NORTH 89 DEGREES 55 MINUTES EAST 480 FEET TO THE POINT OF BEGINNING.

SECTION 2. SAID SPECIAL USE PERMIT FOR THE LOCATION AND OPERATION OF SAID PRIVATE CLUB SHALL BE CONDITIONED AND SHALL REMAIN IN FORCE AND IN EFFECT UPON THE FOLLOWING TERMS AND PROVISIONS:

(A) ANY PLANS HEREAFTER DEVELOPED FOR OUTDOOR LIGHTING SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION OF THE CITY OF CREVE COEUR FOR ITS REVIEW AND APPROVAL.

(B) THE FOOD AND DRINK FACILITIES AT SAID CLUB SHALL BE LIMITED TO A SNACK BAR WITH MODEST SEATING CAPACITY.

(C) NO AREA-WIDE TENNIS TOURNAMENTS SHALL BE HELD AT SAID CLUB.

(D) THE GRADING PLANS FOR THE DEVELOPMENT SHALL ELIMINATE ANY EXCESSIVE SLOPES.

(E) THAT THE OPERATION OF THE CLUB BE CONTROLLED BY ITS MEMBERS.

(F) THE HOURS OF OPERATION SHALL LIMITED TO THE HOURS OF 9:00 A.M. TO 10:30 P.M., SUNDAY THROUGH THURSDAY AND TO THE HOURS OF 9:00 A.M. TO 12 MIDNIGHT ON FRIDAYS AND SATURDAYS.

SECTION 3. THIS ORDINANCE SHALL TAKE FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE ACCORDING TO LAW.

PASSED THIS 26TH DAY OF DECEMBER, 1967

Harold L. Dielmann
HAROLD L. DIELMANN, MAYOR

APPROVED THIS 26TH DAY OF DECEMBER, 1967

Harold L. Dielmann
HAROLD L. DIELMANN, MAYOR

ATTEST:

George E. Bayer
GEORGE E. BAYER, CITY CLERK

BILL NUMBER 1629

ORDINANCE NUMBER 1593

AN ORDINANCE AMENDING ORDINANCE NUMBER 486 WHICH AUTHORIZED THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF A PRIVATE RACQUET CLUB LOCATED AT 12691 CONWAY ROAD, IN THE "A" SINGLE FAMILY RESIDENTIAL DISTRICT, TO ALLOW AN APPROXIMATE 1,950 SQUARE FOOT ADDITION TO THE EXISTING FACILITY AND BY ADDING A NEW CONDITION (G).

WHEREAS, APPLICATION WAS MADE FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT, AUTHORIZED BY ORDINANCE NUMBER 486, FOR THE OPERATION OF A PRIVATE RACQUET CLUB LOCATED AT 12691 CONWAY ROAD WITHIN THE "A" SINGLE FAMILY RESIDENTIAL DISTRICT, TO ALLOW AN ENLARGEMENT OF THE EXISTING STRUCTURE, AND

WHEREAS, THE CREVE COEUR PLANNING AND ZONING COMMISSION RECOMMENDED APPROVAL OF SAID APPLICATION, AND

WHEREAS, A PUBLIC HEARING WAS HELD, AS PROVIDED BY ARTICLE VIII, SECTION 26-114 OF ORDINANCE NUMBER 1044, BY THE CREVE COEUR CITY COUNCIL ON MONDAY, JUNE 28, 1993 AT 6:30 P.M., OR IMMEDIATELY FOLLOWING THE CLOSE OF THE PREVIOUS PUBLIC HEARING, ON SAID APPLICATION FOR THE AMENDMENT TO THE CONDITIONAL USE PERMIT, AND

WHEREAS, NOTICE OF PUBLICATION FOR SAID PUBLIC HEARING HAD BEEN PREVIOUSLY PUBLISHED ON JUNE 9, 16 AND 23, 1993 IN THE ST. LOUIS COUNTIAN, A NEWSPAPER OF GENERAL CIRCULATION IN THE CITY OF CREVE COEUR, AND

WHEREAS, ALL PARTIES DESIRING TO BE HEARD, EITHER FOR OR AGAINST SAID APPLICATION, WERE GIVEN AN OPPORTUNITY TO BE HEARD AT SAID PUBLIC HEARING, AND

WHEREAS, THE CITY COUNCIL BEING FULLY INFORMED FINDS THAT THE GRANTING OF THE APPLICATION WOULD BE IN HARMONY WITH AND BEAR A SUBSTANTIAL RELATION TO THE PUBLIC WELFARE, HEALTH, SAFETY, COMFORT AND CONVENIENCE OF THE CITIZENS OF THE CITY OF CREVE COEUR AND IN CONFORMANCE WITH GOOD ZONING PRACTICE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, THAT ORDINANCE NUMBER 486, SECTION 2 OF THE CITY OF CREVE COEUR SHALL BE AND IS HEREBY AMENDED AS FOLLOWS:

SECTION 1: ORDINANCE NUMBER 486, SECTION 2, IS HEREBY AMENDED BY ADDING A NEW CONDITION (G) TO READ AS FOLLOWS:

(G) AN EXPANSION OF THE EXISTING STRUCTURE CONTAINING APPROXIMATELY 1,950 SQUARE FEET IS APPROVED TO PROVIDE HANDICAPPED ACCESSIBILITY TO THE FACILITY AND ENLARGEMENT OF SUPPORT FACILITIES. THIS EXPANSION IS TO BE DONE IN CONFORMANCE WITH PLANS APPROVED BY THE CITY COUNCIL ON July 12, 1993.

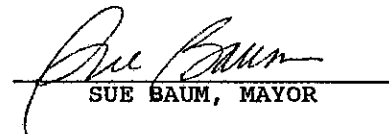
SECTION 2: THE CITY ADMINISTRATOR OF THE CITY OF CREVE COEUR IS HEREBY AUTHORIZED AND DIRECTED TO ISSUE A CONDITIONAL USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE, SAID PERMIT TO EXPRESSLY PROVIDE FOR THE CONDITIONS AND STIPULATIONS HEREINABOVE SET OUT IN SECTION 1 OF THIS ORDINANCE.

SECTION 3: THIS ORDINANCE SHALL BECOME EFFECTIVE AT THE EXPIRATION OF FIFTEEN (15) DAYS AFTER ADOPTION BY THE CITY COUNCIL AND THE SIGNING THEREOF BY THE MAYOR.

PASSED THIS 12th DAY OF July, 1993.


SUE BAUM, MAYOR

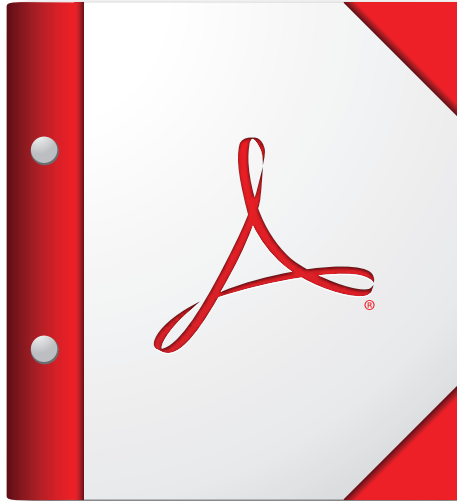
APPROVED THIS 12th DAY OF July, 1993.


SUE BAUM, MAYOR

ATTEST:


LAVERNE COLLINS, CMC
CITY CLERK

155/127



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city of **CREVE COEUR**

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

September 19, 2013

Mr. Dan Apted
Creve Coeur Racquet Club
12691 Conway Road
Creve Coeur, MO 63141

Re: Application #13-030: Amendment of Conditional Use Permit for Creve Coeur Racquet Club
12691 Conway Road

Mr. Apted:

The Planning and Zoning Commission, at its meeting of September 16, 2013, reviewed your request for approval of an amendment to the conditional use permit for Creve Coeur Racquet Club to allow platform tennis courts located at 12691 Conway Road.

By unanimous vote, the Planning Commission recommends approval of an amendment to the conditional use permit for Creve Coeur Racquet Club, subject to the conditions contained in the draft ordinance (see attached). The first reading of the draft ordinance by the City Council is scheduled for Monday, September 23rd, 2013. You or a representative should plan to be in attendance to speak for the request.

If you have any questions, please contact the Planning Division staff (872-2501) as soon as possible. Note that significant changes to the draft ordinance may require that the matter be returned to the Planning and Zoning Commission prior to City Council approval.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman
Planning & Zoning Commission

TM:jl

Cc: M.C. Perkins, City Administrator
G. Eidman, Chief of Police
S. Unser, Chief Building Official



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, SEPTEMBER 16, 2013
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, September 16, 2013, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Tim Madden, Chair*
 Dr. Michael Barton
 Mr. James Faron
 Mr. Ken Howard
 Mr. Charles Pullium
 Mr. Gene Rovak

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

6. NEW BUSINESS

A. PUBLIC HEARING

Application #13-030: Request for an amendment to the conditional use permit for Creve Coeur Racquet Club, located at 12691 Conway Road

Applicant/Agent: Dan Apted
 Creve Coeur Racquet Club
 12691 Conway Road
 Creve Coeur, MO 63141

Applicant's Richard Randall
Representative: Pace Properties
 200 N. Taylor
 St. Louis, MO 63122

Mr. Richard Randall, 200 N. Taylor Road, said the Creve Coeur Racquet Club is trying to bring platform tennis to this facility. Mr. Randall explained what platform tennis is, stated it is a winter sport, and in the summer the courts would be used for junior tennis. Mr. Randall showed an aerial photo and showed where the courts are being proposed. Mr. Randall gave a little background stating they used to have platform courts in the 1970s and 1980s, however, they were poorly built and the surface material used at the time was plastic and it did not work. In addition to the material not working, Mr. Randall said the courts were located on the

property where there was little visibility. This time around, Mr. Randall said they would like the courts to be in the middle of the property where more people would see them and use them. Mr. Randall stated there is currently a waiting list for the platform tennis league. Mr. Randall explained the courts are lighted, but it is a focused light with shields to prevent the lights from shining off-site and they would not affect the neighbors. Mr. Randall showed a picture of platform courts and said the courts are raised two to three feet up on the platform with screens that are 12 feet high surrounding the courts.

Mr. Dan Apted, 12691 Conway Road, said the country club is situated on 15 acres of land and that it has been in business since 1968. Mr. Apted stated the club currently has 1,400 members and most are 4th generation. Mr. Apted said the proposal includes two courts in the middle of the property and three trees will have to come down to build them. Mr. Apted explained one of the trees has to come down anyway due to roots growing under the existing tennis courts and causing damage to their surfaces. Mr. Apted said they plan on planting more trees and he is aware lights are a concern from neighbors. Mr. Apted explained that platform tennis is a social sport and the intent is to bring families out to play.

Mr. Pullium said he was glad to see improvement to the club, however, he wants to know why the courts are being proposed where there are three very mature trees and not moved over 100 feet to the east where it is more open. Mr. Apted said if they were moved to the east they end up in area that is used as a greenspace and playground area for children. Also, Mr. Apted believes, if they are moved to the east, the lighting boundaries are closer to the neighboring rooftops.

Dr. Barton asked if the members of the club were polled about preserving trees. Mr. Apted said he received positive reports from a small panel of members.

Ms. Laura Shapiro, 12631 Conway Club Court, spoke in opposition of the project, stating she is concerned with lights and noise.

Mr. James Steger, 12632 Conway Club Court, wanted to know if there were time restrictions on the lighting over the courts.

Mr. David Lanson, 12644 Conway Downs Drive, spoke in opposition of the project, stating he was concerned with noise and traffic on the gravel road behind the club.

Mr. John Hudgins, 12643 Conway Downs Drive, spoke in opposition of the project, stating he was concerned with noise and the lighting on the courts, in addition to additional traffic on the gravel road behind the club.

Mr. Art Silverman, 12619 Conway Club Court, spoke in opposition of the project stating he was concerned with the proximity of the courts to his house, concerned with the noise and lights, and restrictions on hours of courts.

Mr. Apted responded to the public comment, stating they are always trying to be mindful of their neighbors, and he does not believe the lights will affect any of the neighboring properties. In regards to a time restriction, Mr. Apted said he was willing to sit and talk with the neighbors to come up with a mutual agreement. Mr. Apted said they do not plan on using the courts for anything other than platform tennis and instructing children in the summer. The

courts will be located in the center of the club property; Mr. Apted stated that is 100 feet or more from any neighboring properties. Lastly, Mr. Apted said the traffic on the gravel road in the back of the club is for employee usage and trash removal and that the platform courts would not impact this function at all.

Mr. Faron asked if there could be more buffering from the lights on the east side. Mr. Apted said he does not have a problem with bringing in more trees, but there is a berm on the east side.

Ms. Whitney Kelly, City Planner, said the original conditional use permit was issued in 1967. Ms. Kelly stated the main concern from the public is lighting and noise and the applicant has submitted a photometric plan showing no light spillage beyond their boundary. However, if there was lighting issues and the City would get a call that there is a violation; the City would issue a violation notice to correct, to become compliant with the approval of the conditional use permit. Regarding the noise, Ms. Kelly said that it is not part of the application and if there is a noise violation the residents are welcome to contact the police department as a disturbance of the peace. Ms. Kelly said one condition of approval was to add evergreen trees to provide additional screening of the lighting and the noise factor in the winter.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Pullium motioned to recommend approval of an amendment to the conditional use permit for Creve Coeur Racquet Club to include two new platform courts as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of September 16, 2013, minus the last condition of protecting the existing large tree nearest to the clubhouse. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Pullium – aye
Dr. Barton – aye

Mr. Rovak – aye
Mr. Howard – aye

Mr. Faron – aye
Chair - aye

9. ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 9:27 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary

1 PZ September 16 2013.pdf
2 PLANNING AND ZONING COMMISSION PUBLIC HEARING
3 CITY OF CREVE COEUR, MISSOURI
4 300 NORTH NEW BALLAS ROAD
5 MONDAY, SEPTEMBER 16, 2013
6 7:00 P.M.
7 THOSE IN ATTENDANCE:
8 Mr. Tim Madden, Chair
9 Mr. Michael Barton
10 Mr. James Faron
11 Mr. Ken Howard
12 Mr. Charles Pullium
13 Mr. Gene Rovak
14 Mr. Carl Lumley, City Attorney
15 Mr. Paul Langdon, AICP, Director of Community Development
16 Ms. Whitney Kelly, AICP, City Planner
17 Ms. Julie Lowery, Recording Secretary

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24 Public Hearing Application No. 13-030
25 Public Hearing Application No. 13-037

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1 St. Louis, MO 63128
2 (314)487-2259
3 CHAIRMAN MADDEN: Like to call to order the
4 Planning Zoning Commission meeting for the City of Creve
5 Coeur, Missouri for Monday, September 16th, 2013.
6 We'll start with roll call.
7 I don't see Dr. Barton.
8 Page 1

7 Mr. James Faron?
8 MR. FARON: Present.
9 CHAIRMAN MADDEN: Mr. Ken Howard?
10 MR. HOWARD: Present.
11 CHAIRMAN MADDEN: Mr. Charles Pullium?
12 MR. PULLIUM: Present.
13 CHAIRMAN MADDEN: Mr. Gene Rovak?
14 MR. ROVAK: Present.
15 CHAIRMAN MADDEN: Mr. Carl Lumley, our City
16 Attorney?
17 MR. LUMLEY: Present.
18 CHAIRMAN MADDEN: Mr. Paul Langdon, our Director
19 of Community Development?
20 MR. LANGDON: Present.
21 CHAIRMAN MADDEN: Ms. Whitney Kelly, our City
22 Planner?
23 MS. KELLY: Present.
24 CHAIRMAN MADDEN: And, Ms. Judy Lowery, our
25 Recording Secretary?

2

1 MS. LOWERY: Present.
2 (Dr. Barton is now present.)
3 CHAIRMAN MADDEN: Okay. That'll move us to New
4 Business. A, a Public Hearing, Application No. 13-030:
5 Request for an amendment to the conditional use permit for
6 Creve Coeur Racquet Club located at 12691 Conway Road.
7 Anybody that's going to be speaking on this,
8 involved in it or even asking questions, you need to come
9 up and get sworn in, please.
10 (Speakers were sworn in by the court reporter.)
11 CHAIRMAN MADDEN: And if your representative,

12 Richard Randall, is that who's going to be speaking?

13 MR. RANDALL: Yes, my name is Richard Randall.

14 I'm vice president -- senior vice president of
15 development with Pace Properties.

16 I live at 200 North Taylor, Kirkwood, Missouri.

17 I'm here with the owner of Creve Coeur Racquet
18 Club, Dan Apted.

19 Myself, few other individuals and Dan have
20 formed a partnership to try and bring a sport we love
21 called platform tennis to Creve Coeur Racquet Club.

22 Creve Coeur Racquet Club used to have three
23 courts, and I'll describe in a minute why they don't and
24 why we'd like to add them back to that facility.

25 Dan's going to speak in just a second, Dan

1 Apted, the owner of Creve Coeur Racquet Club. He has a ³
2 couple comments regarding the staff report that he'd like
3 to address.

4 I'm just going to give you a brief overview of
5 what the sport is, because a lot of people are not aware
6 of what platform tennis is.

7 It's a sport that's played on a court that is
8 one-fourth the size of a tennis court exactly. You can
9 put four of these courts onto the same surface area of one
10 tennis court. They're 30 by 60 rather than 60 by 120,
11 which is a tennis court.

12 They're -- the sport is played with a screen
13 around it. The object of this sport is exactly like
14 tennis, it's scored like tennis, however, when the ball
15 gets past you, you have an opportunity to retrieve it off
16 the screen creating very long points. Points last, you
17 know, sometimes 50, 60 hits.

18 It's a great game for families and kids because
19 actually power is a disadvantage, so it's more of a game
20 of finesse than it is of power. So couples and mixed
21 doubles tends to work extremely well because the men,
22 really, sometimes they're at a disadvantage because they
23 think too hard in the game.

24 So it's a very fun game. It's currently played
25 in St. Louis at Bellerive Country Club with two courts, at

1 St. Louis Country Club with four courts, at the Racquet⁴
2 Club Ladue with two courts.

3 It had been for many, many years kind of a
4 country club sport on the East Coast where it grew and
5 then it came to the Midwest.

6 It has since just -- just grown tremendously in
7 areas where affordable -- what we would call affordable
8 platform tennis.

9 So many of us, and I've been playing this sport
10 all my life, aren't members of those more exclusive clubs,
11 so we're -- we're really looking for, and we can only be
12 guests if we play, so we're looking for a spot that is
13 affordable, and Creve Coeur Racquet Club presents that
14 opportunity to play affordable platform tennis.

15 It's played in the winter primarily. It's
16 really not designed to play in the summer; it doesn't work
17 very well in the summer. So it is a winter sport. We
18 play with a down vest and play through -- through the
19 winter, really in any weather we play, except really hard
20 rain, we probably would sit out, but snow we play in all
21 the time.

22 So it's a great sport for the winter, and the

23 summer these courts can be used for junior tennis
24 development, which Dan and Creve Coeur would use them for.
25 We -- they're kind of a rough surface. We roll

5

1 a little mat out over them, and it's great for the
2 youngsters, five, six-year-olds, to learn to play tennis
3 on because the balls are contained, the court's contained.
4 The location of these will be at Creve Coeur. Presents a
5 good opportunity for that.

6 This is a -- this is an aerial of Creve Coeur
7 Racquet Club. They -- the courts that we're proposing
8 here would be sitting kind of right in the middle of the
9 property just adjacent to the first three courts.

10 The building is -- is on the top of -- or the
11 north side of this aerial, the top of the aerial.

12 Again, you can see that the courts are smaller,
13 considerably smaller than a tennis court.

14 We used to have courts at Creve Coeur Racquet
15 Club many, many years ago. They were on the north side
16 of -- I'm sorry -- on the -- on the east side of the club
17 building.

18 Those courts were used fairly heavily for a
19 while, but the surface that was on them was a plastic-type
20 surface, and it just didn't work that well. It was
21 thought at the time it would be, and that -- this was back
22 in the '70s and early '80s when we had those courts and
23 we -- we used them a lot.

24 Subsequently those courts were taken down and
25 aren't there anymore. There were three of them, so we're

6

1 really just looking to kind of replace those courts and
2 put them in a spot, number one, that I think will be a

3 little more social. When it was on the side of the
4 court -- club, a lot of people didn't really even know
5 they were there. And also when you played there, you felt
6 kind of segregated from the rest of the activity at the
7 club, so having them here kind of right in the middle of
8 the club is, I think, really going to promote it.

9 We've had a huge boom of -- we do have a league,
10 and we've got big waiting lists for that league and so
11 forth, so these courts are going to help us try and expand
12 that.

13 Up in Chicago where they started developing what
14 we call affordable platform court away from the exclusive
15 country club setting, they now have about 7,000 players on
16 the north side of Chicago in their leagues.

17 Most municipal parks have these courts. On the
18 north side of Chicago; Cleveland as well as drawing a big
19 boom.

20 So once you present this sport in an affordable
21 manner, it can really grow, and we hope this is the
22 beginning of growth here in St. Louis.

23 The courts are lit. What I've done with this
24 diagram is I just drew a red line around for euro candle;
25 power extends out from these courts, which is a long way

1 from any of the property lines at Creve Coeur -- at Creve⁷
2 Coeur Racquet Club.

3 The lights are very direct. They shine directly
4 down in the court. They have shields on the outside of
5 them that prevent the light from moving away from the
6 court, so they do need to be lit because a lot of the --
7 the -- because it is in the winter, it's dark at 5:30 or 6

8 when you get off of work. And it just simply wouldn't
9 work if they're not lit because that's when most of the
10 play is on -- on -- in the evenings and on weekends.

11 The courts are raised platforms. The reason for
12 that is because we need to push the snow off of them,
13 and -- and -- and we do that on a regular basis to play
14 the game.

15 Those boards you see, the horizontal boards, are
16 actually snowboards. And you push the snow, those just
17 open when the shovel hits them, and you push the snow
18 right out. Even though they're raised, we do have
19 screening on the bottom, so you don't see the underneath
20 part of on the court.

21 They're raised about 2 feet -- 3 -- 2 to 3 feet,
22 just depending on the topography, and then the screens
23 themselves are about 12 feet high.

24 And we are, again, very excited about bringing
25 these to Creve Coeur Racquet Club. We -- we formed a

1 partnership with Dan Apted, the owner, and a couple of ⁸
2 other gentlemen, and we've worked out an agreement for how
3 they'll be operated and how they'll work at Creve Coeur
4 Racquet Club.

5 The demographic is a great demographic that
6 plays the sport, and I think it will bring -- bring a lot
7 of quality play to Creve Coeur in the wintertime and
8 create that outdoor activity that everybody enjoys.

9 With that, I'll let Dan come up. He has a few
10 comments on the staff report regarding the tree situation
11 here.

12 MR. APTED: Hi. My name is Dan Apted. I live
13 at 12661 Conway Road. Creve Coeur Racquet Club is 12691

14 Conway Road. So I'm the first house on Conway to the east
15 of the Racquet Club property.

16 We've got 15-plus acres there. We've been there
17 since 1968.

18 I took a drive through there this afternoon
19 before I came over because of some of the comments I read,
20 and I counted 100-plus trees just from the Conway Road
21 entrance to the end of our parking lot. That doesn't
22 count any of our trees to the north or any of our trees to
23 the east.

24 We're very proud of the property. We feel it's
25 very green, and we're very concerned about what our

9
1 neighbors, particularly since I live on the street to the
2 east, as well as have friends to the west, so I think
3 we've been a good neighbor; we have a good property. It's
4 a family club. We're on our fourth generation of many of
5 our members.

6 We have about 1400 members now that are involved
7 in tennis and swimming, volleyball, dining and, hopefully,
8 back to being involved with the paddle or platform tennis.

9 What we're asking for is two courts almost --
10 almost dead-set in the middle of the property.

11 The lighting is now state of the art. When we
12 had lighting back in the '70s and '80s, it was fluorescent
13 tubes that pretty much lit up the whole back east end
14 towards the north side of our property. And as people
15 moved in east of us, they weren't particularly tickled
16 with that, which we completely understood.

17 And as Rich mentioned, there were safety issues
18 with the existing courts, one, because of the courts, and,

19 two, because they had to be accessed from our pool deck,
20 which was closed in the winter.

21 So we like this location better. We think it
22 would be a great thing for the club to be of good health
23 and activity.

24 There was some call-out regarding there's three
25 trees that will have to come down that are currently on

1 the property. One of the trees, I mentioned, was going to¹⁰
2 have to come down anyway because the root system of that
3 tree is growing under our first tennis court, and we've
4 spent substantial dollars in the last four years to try
5 and make that go away by re-doing the tennis courts, but
6 it's going to continue to happen, so one of the trees has
7 to go anyway. The other two trees, unfortunately, we
8 would have to take out.

9 I'm sure that the City and the neighbors would
10 like to see more trees come up. We're happy to put up
11 more trees. We had planned on some landscaping to the
12 east anyway to give it a nice buffer. How many trees that
13 will be, I don't know that until we sit down with somebody
14 and lay out a plan. But we don't have a problem adding
15 another half dozen trees, in addition to some are adding
16 to our west side at end of this season.

17 Those are the two major issues that came up. I
18 know lighting is a concern. We tried to be very careful
19 about that. We put in a streetlight on our property for
20 safety reasons a couple years ago, and I was called out on
21 it pretty directly by our neighbors to the west and did
22 take it back down.

23 So I do listen. We do care about the neighbors.
24 We have a lot of neighbors who ride their bikes through

25 that club. During the summer we have kids who walk across

1 Conway Road, come over and play tennis. I think that ¹¹
2 we're doing a good job.

3 So, hopefully, there will be positive
4 consideration on this.

5 The only other thing I want to add is that this
6 is a sport that is a -- a social sport. It's not -- I
7 doubt that there's two people in this room that ever
8 watched paddle or platform tennis on TV or watch any major
9 tournament or competition in paddle and platform tennis,
10 unless you happen to belong to Bellerive, St. Louis
11 Country Club or Racquet Club.

12 Our intent is to bring families out to play.
13 There's not going to be big tournaments. There's not
14 going to be big events. Really, probably at the most 12
15 or 16 guys there at one time. If there's a great overlap,
16 there's a wonderful match to watch, and they'll hang out
17 and watch, but other than that, it's a low density of
18 players, but a good group of people in the demographic
19 that we're very interested in bringing back to the club.

20 Thank you.

21 CHAIRMAN MADDEN: Any questions for Mr. Apted?

22 MR. PULLIUM: I just have a couple questions.

23 The -- first off, it's a thrill that you want to
24 improve your club and make it more viable.

25 And also all of the many trees, you said there

1 are a hundred, however many trees there are, as you drive ¹²
2 into that club. There are a lot of very mature trees, and
3 it's a very nice drive when you're walking in.

4 So I guess my question, and I'm sure you
5 probably have an answer for this, is why are you putting
6 the two courts right where the three existing, and one of
7 them is fairly large tree, rather than -- rather than in
8 the open area that's just a tad bit, you know, hundred
9 feet over to the east, which is already very open?

10 MR. APTED: Well, if we put them farther to the
11 east, it would be in an area that we use as a green space,
12 playground area for the kids during the summer months.

13 MR. PULLIUM: Thought you might say that.

14 MR. APTED: The other thing is if we pull them
15 farther over there, I think our lighting boundaries are
16 going to be a lot closer to the rooftops over there.

17 And we're -- we have substantial tree lines to
18 the east, but there are a couple rooftops that are
19 exposed, and a lot of them are protected by actual berm,
20 bush, not even tall trees.

21 But I think you get over that far, we're,
22 frankly, pushing our luck, and it takes it out of what we
23 feel is a better flow area. Where they're sitting now is
24 almost directly in front of the dining room windows, so
25 people that are sitting on the patio or the dining room

1 watching this, and as I said, it's a very social game, and¹³
2 that's what we think will build it.

3 MR. PULLIUM: Thanks.

4 MR. APTED: Thank you.

5 CHAIRMAN MADDEN: Any other questions?

6 MR. FARON: So the -- are those shuffleboard
7 courts right there?

8 MR. APTED: Yes.

9 MR. FARON: Is that the -- so those, you don't

10 want to impede on that or the -- the playground area
11 that's to the east of that area.

12 MR. APTED: No, the playground area will have to
13 be moved. Playground probably go little -- which we need
14 to move anyway cause it's under the second tree, which has
15 had some limb problems and getting scary.

16 So we'll have to move that closer to the pool
17 area anyway.

18 MR. FARON: And just looking at the email here
19 that we have all received. This primarily is a winter, or
20 you're going to promote it as kind of a off-season sport,
21 more or less, I mean this is kind of an option for people
22 who want to still continue playing during the winter
23 months.

24 MR. APTED: Well, it's definitely a winter game.
25 It's way too hot to play in the summer, and it starts

1 probably late September or early October and goes just ¹⁴
2 barely through February. So it's a winter sport.

3 In the summer, our intention, as Rick mentioned,
4 is right now there's enormous push for what's called ten
5 under tennis and that's played on 60 by 30 court. And we
6 can use these courts to train, of course, little kids
7 versus turning them sideways on our existing courts, plus
8 we get them inside a chained in cage, like it's really
9 nice cause you can control them there. Have like a --

10 MR. FARON: So the regular night activities,
11 when I see this email, you really wouldn't have that in
12 the winter. I mean I think people would be inside during
13 the winter. And the light, possible noise, would not
14 bother -- bother people during that time of the year, I

15 would assume. And I guess there was a --

16 MR. APTED: Are you speaking about the
17 neighbors?

18 MR. FARON: Well, I'm speaking about this email
19 here. It maybe need little more clarification, but it
20 seems like what they're addressing here is not going to
21 occur, you would not be using this as a court for
22 activities or anything like that. You wouldn't have any
23 outdoor activities during the winter months anyhow, just
24 be playing this type of tennis.

25 I don't know if you've seen this, but --

15

1 MR. APTED: No.

2 MR. FARON: So it's probably --

3 CHAIRMAN MADDEN: I think -- I think you're
4 confused.

5 They will be playing the platform tennis during
6 the winter, but you're saying people --

7 MR. FARON: Right.

8 CHAIRMAN MADDEN: -- the people next door will
9 be in their homes anyway.

10 MR. FARON: Right.

11 MR. ROVAK: The interior.

12 MR. FARON: Right. And the address seems to be
13 on Conway Road, which is quite a ways from where this
14 would be, it seems like.

15 So just -- I'm looking at this email, and it
16 kind of is assuming that you'll be doing things that you
17 wouldn't, I understand what they're saying definitely, and
18 just wanted to make sure that that's the case, that
19 there's not going to be activity.

20 MR. APTED: Well, right now -- or not now -- you
Page 13

21 know, three weeks ago people were playing tennis outside
22 until 8:30, 8:45 when it got dark. You know, this is
23 basically the same scenario, it's going to be November
24 till April play, probably, till 9:45.

25 MR. FARON: Right. Are the other courts lit up

1 too?

16

2 MR. APTED: No, sir.

3 MR. FARON: Okay.

4 MR. APTED: That'd be a whole other game.

5 MR. FARON: Sure. That's why -- that's why I
6 asked about this email so.

7 MR. ROVAK: To me it looked like pretty
8 effective cutoff. Your lighting is all cutoffs --

9 MR. APTED: Yes.

10 MR. ROVAK: -- you had mentioned that fact, so.

11 CHAIRMAN MADDEN: Mr. -- Dr. Barton.

12 MR. BARTON: This probably none of my business,
13 but did, cause I mean if you guys want to cut down the
14 tree, private property, I think it's what you want to do,
15 but had you polled your membership at all in terms of
16 whether they wanted to --

17 MR. APTED: No, we've had conversation about it.

18 MR. BARTON: Relocated those end to end and put
19 one where the shuffleboard court is, and then preserve the
20 tree, ask the membership what they think about the tree,
21 cutting it down?

22 MR. APTED: No, I try not to talk to the
23 membership -- no -- they -- the membership, the people
24 that are involved with the paddle, which is a small
25 portion of what our membership is now, you know, I've had

17
1 positive response that they'd love to see it come back.

2 A lot of the guys my age that are playing
3 tennis, we played paddle, but we can't afford to play in
4 those three spaces. You know, we'd like to see it. We
5 haven't really talked about the exact location of it.

6 So I, you know, we looked at it actually on the
7 other side of that fence between the walkway and the
8 dining room at one point, and for a number of reasons
9 didn't think that -- terrible look from the parking lot,
10 kind of impedes the flow to the pool and some issues
11 there.

12 We feel like where we're putting it is kind of
13 center and active.

14 MR. BARTON: It's your decision, but I was just
15 curious.

16 MR. APTED: The other -- the other thing, to be
17 quite frank with you, is that if it really took off, we
18 might want to come back and ask for a third one, and
19 that's where it would be.

20 CHAIRMAN MADDEN: Any other questions?

21 Okay. I got some people in the audience that
22 want to comment.

23 Laura Shapiro.

24 LAURA SHAPIRO: Hi. My name is Laura Shapiro.
25 I live at 12631 Conway Club Court. I'm basically right

18
1 behind there. There's several of us here that live right
2 behind there.

3 It's double concern, the light and the noise.
4 As it is right now, the music from the pool is so loud we
5 can't even have a conversation on our driveway, and it

6 goes till ten, eleven o'clock at night. So who knows when
7 they're really going to shut down the lights to the tennis
8 court.

9 Our concern is that these lights are going to go
10 also into our yard, even if they're focused, the lights go
11 out there, and we're going to be able to see it from our
12 backyard.

13 So I guess my concern is that now we have to
14 deal with the music all summer long, and now all winter
15 long we're going to have to deal with the lights. Going
16 to be a year-long aggravation to us and to the property.

17 CHAIRMAN MADDEN: Thank you very much.

18 James -- I don't know if it's Steger or Steger.

19 JAMES STEGER: Steger.

20 CHAIRMAN MADDEN: Steger.

21 JAMES STEGER: Just had a question. That is --

22 CHAIRMAN MADDEN: Please come up and state your
23 name and address.

24 JAMES STEGER: James Steger. I live at 12632
25 Conway Club Court, which is immediately behind the club.

19
1 And are there to be restrictions on the time
2 that the lights can be on?

3 That's my question.

4 CHAIRMAN MADDEN: We'll have them come up and
5 answer after we got all the questions. Okay. Thank you.

6 David Lanson.

7 DAVID LANSON: My name is David Lanson, and I
8 live at 12644 Conway Downs, and we're just east of the
9 property.

10 And my concern is also the noise. We have been

11 at the house for thirteen years, and seems like the noise
12 has gotten louder and last later in the night every year.

13 So it's a little bothersome. I'm concerned that
14 the noise level will be worse.

15 Also, there's a road that goes behind the
16 property. When we moved there thirteen years ago, it was
17 a dirt road and now it's a gravel road. And when we moved
18 there there was one car -- or a truck rather, that come
19 around get trash. Now it seems like there's a lot of cars
20 coming around, whizzing around making a lot of noise and
21 that's bothersome. And I'm not sure if that's going to
22 get better or worse with the tennis court that's being
23 built.

24 CHAIRMAN MADDEN: Okay. Thank you.

25 John Hudgins.

1 JOHN HUDGINS: Hi. My name is John Hudgins,²⁰
2 and I live at 12643 Conway Downs Drive, right next to
3 Dave, matter of fact.

4 And I would like to just say many of the
5 things that -- second some of the things that Dave has
6 already said about the noise and about the lights.

7 And primarily for me, because I live on the east
8 side of the club right directly behind where the road
9 comes, the traffic back there will be a concern for me, so
10 I guess my question -- one of my questions for the owners
11 would be if there is an increase, and I'm sure that
12 they've done -- have a business plan to -- to try to
13 increase the membership that they have there, how that
14 will affect parking; how would it affect traffic that uses
15 that road back there, and how would it affect the other
16 activities in the club.

17 Are we looking at an increase from what we have
18 now, or are we simply just talking about more opportunity
19 for the current club members to use -- to do something
20 different than they've done before?

21 CHAIRMAN MADDEN: Thank you very much.
22 Art Silverman.

23 ART SILVERMAN: Hi. My name is Art Silverman,
24 and I'm at 12619 Conway Club Court, I'm one house removed
25 from the Creve Coeur Racquet Club property.

1 The Shapiros house is between me and the 21
2 property. I'm right -- I'm their next door neighbor on
3 the east of the --

4 I have several concerns. I -- I -- I took a
5 chance to visit the St. Louis Country Club, Bellerive and
6 the Racquet Club. Just drive on the ground, take a look
7 at where the courts are.

8 St. Louis Country Club probably 400 yards away
9 from Ladue Road. The next public property across Ladue
10 Road, which would be in the Hacienda area, or the Racquet
11 club on the outer road off of Highway 40, east of Warson,
12 there's a huge bank of trees behind it, and, of course,
13 Highway 40/64 on the other side. So there really isn't a
14 noise and/or light factor.

15 Bellerive Country Club, they've got it on the
16 east side of the property facing Mason Road back in a
17 maintenance area. The only thing it faces right now is
18 Mason Road and an empty conclave at Bellerive that is no
19 where near to be developed, so there's really nobody that
20 would ever talk against that expansion anyway.

21 What I'm -- what I'm saying is that our

22 subdivision, our houses, the three, four, five closest
23 houses, we're 40 yards, we're not 300 yards, we're 40
24 yards away from the proposed courts.

25 I understand about lighting a little bit. I

1 understand the lights will go down. There still will be a²²
2 glow. It's not so bad now because we have leaves on our
3 trees. But during the winter when the sport is played is
4 where there's no leaves on the trees and everything,
5 there's nothing to stop the light.

6 Also the noise factor. I was there. I've been
7 in my subdivision 39 years, second longest member. There
8 was nobody else there except two houses across the street
9 when I moved there, so I've gone through whole era of the
10 Creve Coeur Racquet Club racquet -- I'm sorry --
11 paddleball courts that they had on the east side of the
12 property.

13 I would invite any member to go to an existing
14 paddleball facility while they're playing and listen to
15 the noise factor. It's an aggressive fast-paced game.
16 You have to be in pretty good shape to play it probably.
17 And the noise factor back in 19 -- late '70s and early
18 '80s, hear it clearly inside my house with no doubt that
19 they were playing an outdoor sport 50, 75 yards away from
20 my house.

21 So it's not a quiet game. It's very aggressive.
22 And the guys are having fun. I'm not -- I'm not saying
23 not to have fun, but it's a verbal loud, and these guys
24 get going and it's a very fast-paced game, and there's
25 nothing wrong with it except I think that the noise

1 factor, they were underestimating how much noise we're²³

2 actually talking about.

3 I wanted to ask a question about what are going
4 to be the restrictions on the hours; on other activities
5 for these two platform courts; what about the parties,
6 what about the music, the DJ --

7 CHAIRMAN MADDEN: Okay.

8 ART SILVERMAN: -- and the PA system?

9 And most of all, what about the tournaments when
10 this expands and gets to be a much better sport and much
11 bigger in St. Louis, what about tournaments, are they
12 going to want to hold there?

13 Thank you.

14 CHAIRMAN MADDEN: Thank you.

15 That's all the cards I had. Is there anybody
16 else? Okay.

17 Mr. Apted, would you like to come up and
18 respond.

19 First, if you want to deal with lights first,
20 that was one of the biggies.

21 MR. APTED: Sure. That went well.

22 As far as the lights goes -- lighting goes, I
23 mean it's state of the art lighting. I -- I'm not going
24 to stand up here and tell people that if they're in their
25 top floor of their house and standing on the roof and look

24
1 over they're not going to see some light. I can't
2 guarantee that. All I can say is we've been there 45
3 years, houses came in after we did. We tried to make sure
4 that we didn't have a problem with that.

5 I don't think the lighting is at all going to be
6 an issue any more than streetlights that are on their

7 houses.

8 I drove in the Conway Club Court, which was
9 named that because the club was there, this afternoon
10 before I came over here, and, you know, I drove to the
11 edge of each one of these houses and I went back over to
12 the property, and looked back across to see what I could
13 see, and there's definitely a rooftop or two, you know, I
14 know the Stegers very well. I don't know a couple of
15 these other people particularly well.

16 And all I can say is I think that this is a good
17 thing for us and for Creve Coeur, and I don't think at the
18 end of the day this is going to impact or affect these
19 people whatsoever regarding lighting.

20 Regarding the time that we have the light on,
21 there hasn't been any precedence set, to my knowledge,
22 regarding what time they'd like the lighting to be off.

23 I'd be happy to sit down with the neighborhoods
24 on both sides and say, you know, does ten o'clock work for
25 you; does 10:15 work for you; does 10:30 work for you;

weekends better or done early. 25

2 You know, this -- again, this is going to be a
3 social activity, it's not going to be a highly competitive
4 organized function that we need to be out there till
5 midnight.

6 There is no plans -- there will be no plans
7 whatsoever to use these for anything other than platform
8 tennis or tennis instruction for children.

9 As you can see from some of the drawings,
10 they're basically a 65/30 cage. I don't see that
11 conducive to parties, maybe couple years back, but not
12 anymore.

26
1 So I -- I don't see the sound as being a factor
2 there, frankly, not nearly as much as the outdoor tennis
3 and the pool sound. It's just -- it's a rubber ball, it's
4 a rubber -- foam rubber ball.

5 And the other thing is, you know, back in the
6 day when one of the gentlemen said that he heard the
7 noise, they're using wood paddle, they're using fiberglass
8 now. It's quieter. And so it's a little easier go.

9 So time wise I'd be happy to talk, you know, if
10 they wanted to put some type of restriction, you know, for
11 some reason we're going to go later, you know we'd reach
12 out to the neighbors and give them a heads-up.

13 As far as road traffic in the back, yes, there's
14 a -- there is a gravel road that goes all the way around
15 the back of the property. And the last two years it has
16 gotten more activity because we use it for our employees
17 to park back there, and we move trash from in and out back

18 there. It is a rock road. It would have no impact
19 whatsoever on this function because the courts aren't
20 going to be in that area. They'll be 15 feet from the
21 front parking lot, so there'd be no reason to drive around
22 back there. So the impact that the road traffic back
23 there would be nonexistent.

24 I think that kind of hit on what was there.

25 The last gentleman that was up asked about big

1 events, big tournaments. It's just -- it's not in our ²⁷
2 wheelhouse; it's not what we're looking for. Our
3 interests would be a place where people can come learn to
4 play this game, play the game, and enjoy it with their
5 families, and it would be another aspect of what we do
6 with the club.

7 Any other questions?

8 CHAIRMAN MADDEN: Mr. Faron.

9 MR. FARON: On the lighting, the concerns there,
10 I know you're talking about putting in some other
11 landscaping. Is there a possibility to buffer the east
12 side where the shuffleboard courts to eliminate some of
13 that possibly going east into that court that you're
14 discussing?

15 I know there's a bit of open land there, but
16 could --

17 MR. APTED: Well --

18 MR. FARON: -- landscaping be pushed around that
19 way to maybe somewhat --

20 MR. APTED: Yeah, I would -- I would not have a
21 problem bringing more trees to the east fence line, and I
22 wouldn't have a problem -- we're definitely going to have
23 trees along the east side of the courts for our own look.

24 I mean it's not just going to be a bare shelter.

25 MR. FARON: Sure.

1 MR. APTED: But to the east where -- where 28
2 Conway Club Court is, again, there's -- it's a pretty
3 substantial berm there that comes up now, but with some
4 heavy, so, you know, the leaf factor is going to be an
5 effect, but not entirely because a lot of it is more bush
6 than it is trees.

7 Would we have similar trees on that side of
8 property? As when we rebuilt the back building, we were
9 asked to put trees. We added, I think, twelve trees.

10 What I can add there now isn't going to be
11 effective, you know, for the next four or five, six years.
12 I'm happy to jump right in there and do it, but I can't
13 say it's going to have an immediate impact.

14 MR. FARON: Well, I mean, you know, something up
15 close might be more effective than -- I know you have a
16 nice berm and a set of trees over there that kind of
17 shield that court. Something up close to the court might
18 be more effective than something that doesn't drop its
19 leaves during the winter.

20 MR. APTED: Yeah, we looked at the tall thin
21 evergreens. We also run the tennis courts at Forest Park
22 and we have probably, you know, the park has probably 70
23 trees that run along the south border of that, and they
24 grow straight up, not into the fences, you know, the like,
25 so we'd -- we'd love to get a line of those.

1 MR. FARON: That's Dwight Davis there in -- 29

2 MR. APTED: Yes.

3 MR. FARON: -- the Forest Park? I mean there --
4 you go by there, you don't even see that there.

5 MR. APTED: I've got to give Forest Park credit
6 for that.

7 CHAIRMAN MADDEN: I think we need to clear up a
8 few things.

9 There's going to be no DJs, cause this is in the
10 middle of winter. I know there's DJs there on Sundays, I
11 believe.

12 MR. APTED: Well, we have -- I mean the club,
13 like every club, certainly has social activities.

14 CHAIRMAN MADDEN: Right. But I mean it's not
15 going --

16 MR. APTED: Go ahead, I'm sorry.

17 CHAIRMAN MADDEN: It's not going to be outside
18 in the winter, DJs.

19 MR. APTED: No.

20 CHAIRMAN MADDEN: No. And as far as people
21 watching, I've driven by Bellerive's because it backs to
22 Mason Road, several times during the winter to go up to
23 the grocery store or something, I've never seen anybody
24 there watching other than people -- I mean there are
25 people playing and that's it.

30

1 MR. APTED: Yeah.

2 CHAIRMAN MADDEN: And they're not in their
3 maintenance section, they're right next to their tennis
4 courts right there.

5 MR. APTED: Yeah, they back up to the clay
6 courts. And they have a little paddle club there, and
7 they are across the street from what will eventually be
8 million dollar home.

9 But people at Bellerive don't like each other
10 either. I mean they're not going to stay out and watch.
11 We like to have people sit around and -- but we also have
12 a nice patio that is right adjacent to the dining room
13 where we hope people will sit because it will be a little
14 warmer.

15 CHAIRMAN MADDEN: Okay. Any other questions?
16 You guys have anything, Paul? Whitney?

17 MS. KELLY: Whitney Kelly, City Planner, on
18 behalf of the City of Creve Coeur.

19 I would like to point out that the original CUP
20 was issued in 1967. It does contain a condition of that
21 CUP that is not changing with this amendment that they're
22 looking no area-wide tournaments on the site.

23 Also, as you have heard public comments, the
24 main concern is the lighting and noise. And the applicant
25 has submitted a photometric plan showing that there would

31
1 be no lights that would go beyond the boundary.

2 However, if for some reason things are not
3 correct, then we get a call that there is a violation, we
4 would be issuing a violation notice with a form to correct
5 that, so that it does come into compliance with the
6 approval tonight.

7 Regarding the noise, that is not part of the
8 application at this point for large parties. If there is
9 a noise violation, the residents are welcomed to call the
10 police department as a disturbance of the peace, or -- and
11 that they are in violation of the St. Louis County
12 Ordinance, noise.

13 As I indicated in the staff report, the

14 preexisting nonconformity lot coverage is on the site at
15 29.1 percent. The Code does allow for minor expansion of
16 less than 5,000 square feet or 10 percent, whichever is
17 less. And the platform courts are 39,000 -- 3900 square
18 feet. Sorry. And they are located within the center of
19 the site as far from the residences as possible on either
20 side.

21 A condition of our recommended condition of
22 approval has include adding evergreen trees to provide
23 additional screening of the lighting and the noise factor
24 for the winter.

25 We did talk about whether or not to remove this

1 tree. The applicant did indicate to us earlier that it is³²
2 creating significant damage from here, so we do see that
3 it would come down further, so we're not -- and the other
4 trees that were there were in ill-health when I visited
5 the site, therefore, the addition of the trees would help
6 offset their loss of the trees, the landscaping.

7 CHAIRMAN MADDEN: Any questions for Whitney?
8 Okay.

9 You have to enter your exhibits?

10 MR. LUMLEY: Yes. Thank you.

11 MR. PULLIUM: Whitney, I'm sorry, but there
12 was -- there was a condition in here that said location of
13 the courts should protect the existing large tree nearest,
14 but you're saying that we can remove that condition at
15 this point?

16 MS. KELLY: Yes, sir. He did indicate that
17 there was -- when I walked -- I'm not a tennis player, so
18 I didn't notice it at the time. When I walked, I didn't
19 see anything along the line, but he was showing us

20 photographs of where they had to repair this whole court
21 from the tree.

22 MR. PULLIUM: Sure.

23 MS. KELLY: So we do understand that it probably
24 come down either way, but we would still like the
25 evergreen theme be included in that condition.

33

1 MR. PULLIUM: Thank you.

2 CHAIRMAN MADDEN: All right. Exhibits, please.

3 MR. LUMLEY: Offer the following exhibits into
4 the record of this public hearing: Documentation in
5 possession of the City Clerk reflecting the public notice
6 regarding the hearing, the staff's report, the materials
7 submitted with the application, the City Code of
8 Ordinances and Charter, the City's Comprehensive Plan and
9 the public file regarding the application, including all
10 communication received from the public to date.

11 CHAIRMAN MADDEN: Thank you. That'll close our
12 public hearing.

13 (The Public Hearing was ended.)

14

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From: [Kelly, Whitney](#)
To: [Ryan, Deborah](#); [Langdon, Paul](#)
Subject: FW: Neighborhood Awareness
Date: Monday, September 30, 2013 9:22:35 AM

Note the email below for discussion on the Creve Coeur Racquet Club amendment to the CUP currently before Council...

Whitney Kelly, AICP
City Planner

From: tgoedeker@charter.net [mailto:tgoedeker@charter.net]
Sent: Sunday, September 29, 2013 7:14 PM
To: Kelly, Whitney
Cc: dan@ccrctennis.com
Subject: Neighborhood Awareness

My name is Tom Goedeker. My wife, Mary Ann, and I have lived on 353 Conway Garden Court since June 1974. Our home is immediately east of the clay tennis courts at Creve Coeur Racquet Club.

Today we received a memo from Dan Apted related to installing two Paddle Tennis Courts with lighting and the positive recommendation received from the Creve Coeur P&Z. I was not able to attend the P&Z meeting held about two weeks ago, much to my regret. Mr. Apted indicated that they planned to operate these courts until 10:00PM each day except Tuesday and Friday which would operate until 10:30PM. We wish to express our sincere objection to these extended operating hours. We suggest that the operating hours should be consistent with the operating hours for all other outside activities at CCRC. Namely swimming is closed down at 8:00PM and outdoor tennis is finished at about 8:30PM depending on daylight savings time.

We have lived here going on 40 years and experienced the problems of excess lighting and high noise levels encountered a number of years ago when Tennis Paddle Courts were installed just north of the swimming area. We do not want to deal with a similar situation as in the past. Mr. Apted did indicate his sincere regard for the comfort of neighbors bordering the tennis area where these paddle courts will be located.

Mr. Apted indicated that if we are opposed to the late hours of operation on the Paddle Courts we should contact you or Mr. Paul Landon. We are strongly opposed to the proposed hours of operation for the Tennis Paddle Courts. Thank you for your consideration.
Tom Goedeker

From: [Kelly, Whitney](#)
To: [Ryan, Deborah](#)
Cc: [Langdon, Paul](#)
Subject: FW: Creve Coeur Racquet Club P&Z Request
Date: Monday, September 30, 2013 11:37:00 AM

Please note the email below...

Whitney Kelly, AICP
City Planner

From: Matthew Stack [mailto:mstack@kochdevelopment.com]
Sent: Monday, September 30, 2013 11:22 AM
To: Kelly, Whitney
Subject: Creve Coeur Racquet Club P&Z Request

To Whom It May Concern:

I received correspondence from Dan Apted regarding his application for additional Paddle Tennis Courts to be located at the Racquet Club. I live at 354 Conway Gardens Court (the neighborhood adjacent to the Racquet Club). I am writing this email in strong support of Mr. Apted's request. The Racquet Club is a very nice amenity that many of the residents in the neighborhood use and they are a good "corporate neighbor".

Regards,

Matthew & Erin Stack
354 Conway Gardens Court

From: [Glantz, Barry](#)
To: [Ryan, Deborah](#)
Subject: FW: OPPOSED to cc racquet club hours
Date: Monday, September 30, 2013 8:41:55 PM

From: Mark Gersten[SMTP:MBGLAS@SBCGLOBAL.NET]
Sent: Monday, September 30, 2013 8:40:25 PM
To: Glantz, Barry
Subject: Fw: OPPOSED to cc racquet club hours
Auto forwarded by a Rule

I just sent this. Please read and respond.

Thanks for your time.

Laura

----- Forwarded Message -----

From: Mark Gersten <mbglas@sbcglobal.net>
To: "wkelly@ci.creve-coeur.mo.us" <wkelly@ci.creve-coeur.mo.us>; "mayor-council@ci.creve-coeur.mo.us" <mayor-council@ci.creve-coeur.mo.us>
Sent: Monday, September 30, 2013 8:35 PM
Subject: OPPOSED to cc racquet club hours

My name is Laura Shapiro. My husband, Mark Gersten and I live at 12631 Conway Club Court. We are directly affected by the noise and lights at CC Racquet ball club.

First I am upset that the neighbors received a paper email TODAY stating that we had to respond by 5 pm TODAY. This is a problems since most of us work until AFTER 5 pm. Nobody received this in time. Therefore Dan Apted did NOT contact ANY of us to get our opinions. It was NOT done in good faith. If any decision was made it should be null and void since he DID not contact us.

We are very opposed to the hours set. As it is now it is very noisy with the pool and the DJ. The DJ goes until 1030 - 11 pm on some nights during the summer. It is pretty bad that my kids say they can't fall asleep because the music is too loud coming from the club. This is in our house with the windows closed.

The hours should NOT be later then 9 pm. We live here and have to deal with the lights and the noise from the people and the racquets and the balls. I also have not heard if they have resolved some issues such as will they put an extra padding on the court to absorb the noise. Will the put up tall trees to buffer the lights and noise more? Really the courts should be closer to the tennis courts near Conway. There are less houses there....and closer to Dan Apted's house.

Again the hours for Paddle Tennis Courts should NOT go past 9 pm.

Thank you

Laura Shapiro & Mark Gersten
314/229-9448 cell

From: [Kelly, Whitney](#)
To: [Ryan, Deborah](#)
Cc: [Langdon, Paul](#)
Subject: FW: 10:30 / 10:00 PM closing is too late when we don't know how loud
Date: Tuesday, October 01, 2013 9:28:30 AM

Note the email below...

Whitney Kelly, AICP
City Planner

From: Janet Steger [mailto:steger.janet@gmail.com]
Sent: Monday, September 30, 2013 8:47 PM
To: Kelly, Whitney
Subject: 10:30 / 10:00 PM closing is too late when we don't know how loud

Dan Apted is a great neighbor and I think highly of the business he runs.

The problem is that I just don't know how loud the courts will be. It is an energetic sport and can be quite loud.

Let's see how loud it'll be. A 9:00 PM closing on all nights except 10:30 on Friday. It can be re-visited at a later date.

Thank you,

Jim Steger
12632 Conway Club Court

I am the neighbor most impacted by the courts. Closest to them.

From: [Kelly, Whitney](#)
To: [Ryan, Deborah](#)
Cc: [Langdon, Paul](#)
Subject: FW: Creve Coeur Racquet Club
Date: Tuesday, October 01, 2013 9:28:00 AM
Attachments: [image003.png](#)

Note the email below...

Whitney Kelly, AICP
City Planner

From: Don Sanders [mailto:Don@nightlineexpress.com]
Sent: Tuesday, October 01, 2013 9:16 AM
To: Kelly, Whitney
Subject: Creve Coeur Racquet Club

Mr. Langdon,

My name is Don Sanders and I live at 381 Conway Gardens Court. My house backs up to CCRC property on the east side. I have no problem with CCRC closing their proposed paddle tennis courts at 10:30 pm either on Tuesdays or Friday nights.

CCRC has been an excellent neighbor and friend to the Creve Coeur area ever since we moved in over 23 years ago.

I recommend you allow them to be open until 10:30 pm on both Tuesday evenings and Wednesday evenings.

If you would like to discuss this please call me @ 314-374-5512

Sincerely,

Don Sanders
President
Nightline Express, INC
Phone-314-416-1100
Fax 314-416-1660



Confidentiality Notice

This email message, including any accompanying documents, contains privileged and/or confidential information, which is legally protected. This communication is intended only for the use of the individual or entity to whom or which it is addressed. If you are not the intended recipient, you are hereby notified that disclosure, copying, distribution or the taking of any action in reliance on the

contents of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by reply email and delete or destroy all copies of this message and any accompanying documents. Thank you.

BILL No 5457

ORDINANCE No. _____

AN ORDINANCE AUTHORIZING THE INSTALLATION OF ONE (1) FIRE HYDRANT FOR THE WEST SIDE OF MASON ROAD SOUTH OF THE CENTERLINE OF CORUM WAY DRIVE IN THE CITY OF CREVE COEUR, MISSOURI AND CONTAINING AN EMERGENCY CLAUSE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR MISSOURI AS FOLLOWS:

SECTION 1: The Missouri American Water Company, shall in accordance with the terms of franchise contract, Ordinance No. 165, between the City of Creve Coeur and the Missouri American Water Company, install one (1) public fire hydrant in the City of Creve Coeur at the following location, to-wit:

One (1) new public fire hydrant shall be installed on the west side of Mason Road approximately 1,137 feet south of the centerline of Corum Way Drive.

SECTION 2: All of said work shall be done under the supervision of the City Council or its proper representative, and for the purpose of this ordinance, the Missouri American Water Company is hereby given permission to make all necessary excavations for the proper execution of said work.

SECTION 3: This ordinance shall become effective as emergency measure in accordance with Section 3.11 (g) of the City Charter to install the fire hydrant and to not delay the opening of the new edition of St. Timothy's Episcopal Church.

ADOPTED THIS 14th DAY OF October, 2013

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

APPROVED THIS 14th DAY OF October, 2013

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK



MONARCH FIRE PROTECTION DISTRICT

13725 Olive Blvd., Chesterfield, MO 63017-2640

Phone: 314.514.0900 Fax: 314.514.0696

www.monarchfpd.org

October 11, 2013

Deborah Ryan
City Clerk
City of Creve Coeur
300 N. New Ballas Rd.
Creve Coeur, MO 63141

RE New Fire Hydrant

Dear Ms. Ryan:

The Monarch Fire Protection District is requesting that the City of Creve Coeur adopt an ordinance for a new fire hydrant installation as follows:

- On the west side of Mason Road approximately 1,137 feet south of the centerline of Corum Way Drive. The Insurance Services Office of Missouri has specified the minimum fire flow to be 1,500 GPM at 20 PSIG.

If you have any questions, please call me at 314-514-0900 ext. 313, or email me at herin.r@monarchfpd.org.

Yours in Firesafety,

A handwritten signature in cursive script, reading "Roger N. Herin".

Roger N. Herin, MCP
Fire Marshal

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF
CREVE COEUR TO REZONE PROPERTY ADDRESSED AS 10360 AND
10420 OLD OLIVE STREET ROAD FROM GC (GENERAL COMMERCIAL)
DISTRICT TO CB (CORE BUSINESS) AND APPROVING A CONDITIONAL
USE PERMIT FOR A MULTI-FAMILY DEVELOPMENT EXCEEDING 20
DWELLING UNITS PER ACRE ON THE PROPERTY ADDRESSED AS 10360
OLD OLIVE STREET ROAD.**

WHEREAS, an application was made by David Braswell, of Covington Realty Partners to rezone 10360 and 10420 Old Olive Street Road from GC (General Commercial) to CB (Core Business) zoning district, and to approve a conditional use permit for a multi-family development exceeding 20 dwelling units per acre for an apartment complex known as the The Vanguard at Creve Coeur at 10360 Old Olive Street Road; and

WHEREAS, in accordance with Section 405.1080 of the Zoning Ordinance, the applicant has submitted a site development plan for the subject properties, addressed as 10360 and 10420 Old Olive Street Road, to the Division of Planning; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 1st, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application; and

WHEREAS, notice of said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the City of Creve Coeur Board of Adjustment granted variances on May 16, 2013 allowing all of the parking above ground and the setback from Olive Boulevard to exceed 80 feet; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a 6-0 vote, recommended approval of the rezoning and conditional use permit, subject to conditions, at its meeting on October 7, 2013; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that rezoning the property would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice; and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.

3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the property addressed as 10360 and 10420 Old Olive Street Road from GC (General Commercial) to CB (Core Business) zoning district, subject to the conditions stated herein, which property is more specifically described as follows:

Parcel 1

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PHASE 1 OF CARRIAGE HOUSE MANOR CONCOMINIUM AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 205 PAGE 69 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING ON THE SOUTH LINE OF OLD OLIVE STREET (60' WIDE) ROAD; THENCE DEPARTING THE SOUTH LINE OF OLD OLIVE STREET ROAD, WITH THE WEST LINE OF SAID PHASE 1 OF CARRIAGE HOUSE MANOR AND ITS DIRECT PROLONGATION, SOUTH 02°33'25" WEST 717.36 FEET TO A POINT; THENCE NORTH 89°10'06" WEST 262.20 FEET TO A POINT; THENCE NORTH 43°14'28" WEST 70.62 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WEST OAK, LLC RECORDED IN DEED BOOK 13540 PAGE 1294 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE SOUTH LINE OF WEST OAK, LLC TRACT, NORTH 71°45'37" EAST 134.54 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WITH THE EAST LINE OF SAID WEST OAK, LLC TRACT, NORTH 02°03'00" EAST 383.03 FEET TO A POINT; THENCE DEPARTING SAID EAST LINE, NORTH 87°57'00" WEST 50.00 FEET TO A POINT; THENCE NORTH 02°03'00" EAST 169.00 FEET TO A POINT; THENCE NORTH 17°04'08" EAST 90.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF OLD OLIVE ROAD; THENCE WITH THE SAID SOUTH LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 84°43'00" EAST 219.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.60 ACRES, AS CALCULATED FROM AVAILABLE RECORD INFORMATION AND SUBJECT TO A BOUNDARY SURVEY.

Parcel 2

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PHASE 1 OF CARRIAGE HOUSE MANOR CONCOMINIUM AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 205 PAGE 69 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING ON THE SOUTH LINE OF OLD OLIVE STREET (60' WIDE) ROAD;

THENCE WITH THE SAID SOUTH LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, NORTH 84°43'00" WEST 219.51 FEET TO THE ACTUAL POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE DEPARTING SOUTH LINE OF OLD OLIVE STREET ROAD, SOUTH 17°04'08" WEST 90.00 FEET TO A POINT; THENCE SOUTH 02°03'00" WEST 169.00 FEET TO A POINT; THENCE SOUTH 87°57'00" EAST 50.00 FEET TO A POINT; THENCE SOUTH 02°03'00" WEST 383.03 FEET TO A POINT; THENCE SOUTH 71°45'37" WEST 134.54 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF PAVILION NO. 1 AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 350 PAGE 195 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE EAST LINE OF SAID LOT 3 AND ITS DIRECT PROLONGATION, NORTH 02°01'22" EAST 691.25 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID OLD OLIVE STREET ROAD; THENCE WITH THE SAID SOUTH LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 84°43'00" EAST 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.66 ACRES, AS CALCULATED FROM AVAILABLE RECORD INFORMATION AND SUBJECT TO A BOUNDARY SURVEY.

Section 2: A Conditional Use Permit is authorized to be issued for the property described as Parcel 1 (10360 Old Olive Street Road) in Section 1 hereof and pursuant to Section 4 hereof for the construction and operation of a multi-family residential complex with a gross density of 48.33 units per acre and no more than 174 individual apartments.

Section 3: As required by Section 405.1080 of the Zoning Ordinance, the approval of said rezoning request and conditional use permit are subject to the property being developed in accordance with the site development plan, as further revised as required and approved by the City of Creve Coeur, and subject to the following additional conditions:

1. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Concept Plan/Site Improvements," last dated September 4, 2013, and the "Concept Landscape Plan" dated October 9, 2013 as submitted in conjunction with Application #13-003 by David Braswell, of Covington Realty Partners.
2. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations, courtyard landscapes, roof top deck and the club house entrance shall be in substantial conformance with the elevation drawings titled "The Vanguard at Creve Coeur," received September 27, 2013, and Courtyard Landscape Plans/Signage," dated October 9, 2013, as bound together and submitted in conjunction with Application #13-003 by David Braswell, of Covington Realty Partners.
3. Any trash enclosures located outside of the principle buildings and parking garage shall be constructed of materials that are consistent with the building and composed in a similar fashion.
4. The existing buildings at 10360 Old Olive Street Road shall be demolished within one year of the approval of the rezoning, or prior to the issuance of any building permit, whichever ever comes first.
5. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
6. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

7. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
8. Prior to issuance of any building permits related to the approved plans, the property owner shall record cross-access easements between "Parcel 1" and "Parcel 2" on the Site Concept Plan/Site Improvements" plan in a form approved by the City Attorney.
9. The applicant shall provide written proof of ownership of any former Olive Boulevard right-of-way acquired from the Missouri Department of Transportation (MoDOT) prior to issuance of any building permits for the project approved herein.
10. The applicant shall provide written acceptance by MoDOT of the proposed Old Olive Street Road access and any modifications to the roadway prior to the issuance of any building permits for the project approved herein.
11. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved pursuant to Section 405.1080 of the Zoning Code.
12. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
13. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
14. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter and the conditions stated above.

ADOPTED THIS ____ DAY OF _____, 2013.

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

BILL NO. 5456

ORDINANCE NO. _____

APPROVED THIS ____ DAY OF _____, 2013.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK



10/9/2013
Douglas A. DeLong, Landscape Architect LA-81

Consultants:

The Vanguard at Creve Coeur Creve Coeur, Mo.

Covington Development, LLC

Revisions:

Date	Description	No.

Drawn: BAD
Checked: DAD

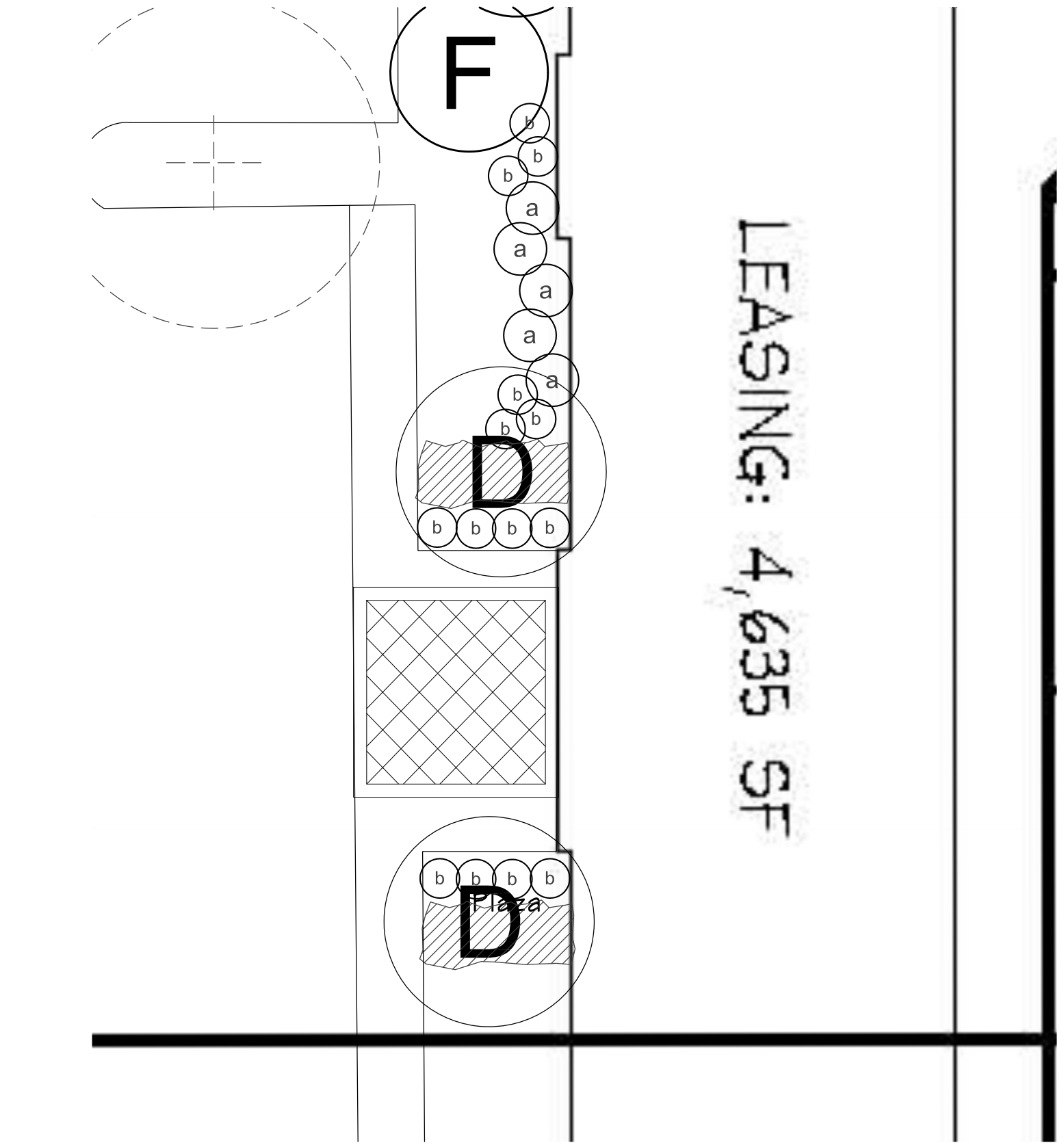
DeLong
landscape Architecture, LLC

7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com

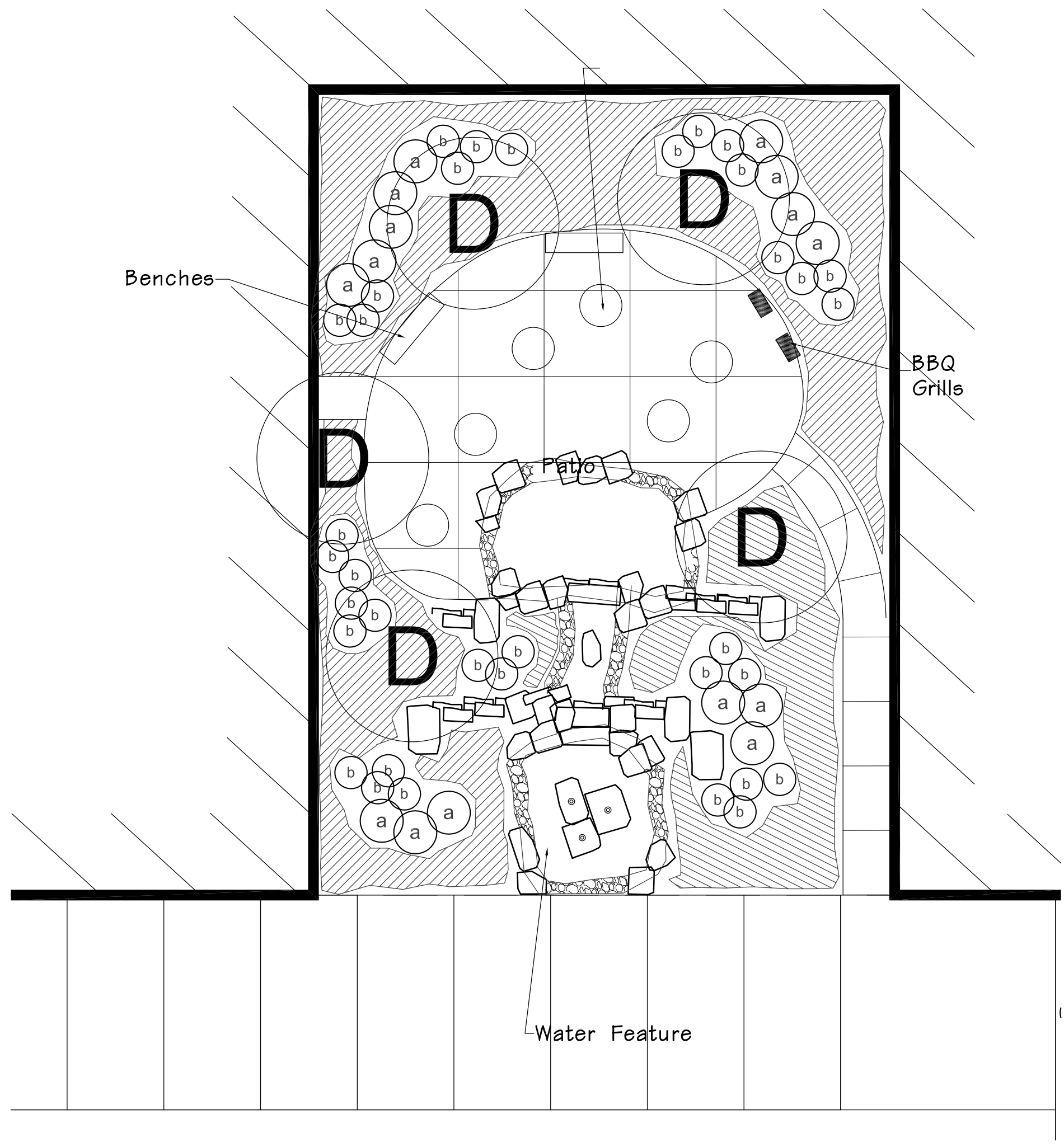
Sheet Title: Courtyard Landscape Plans/Signage

Sheet No: L-2

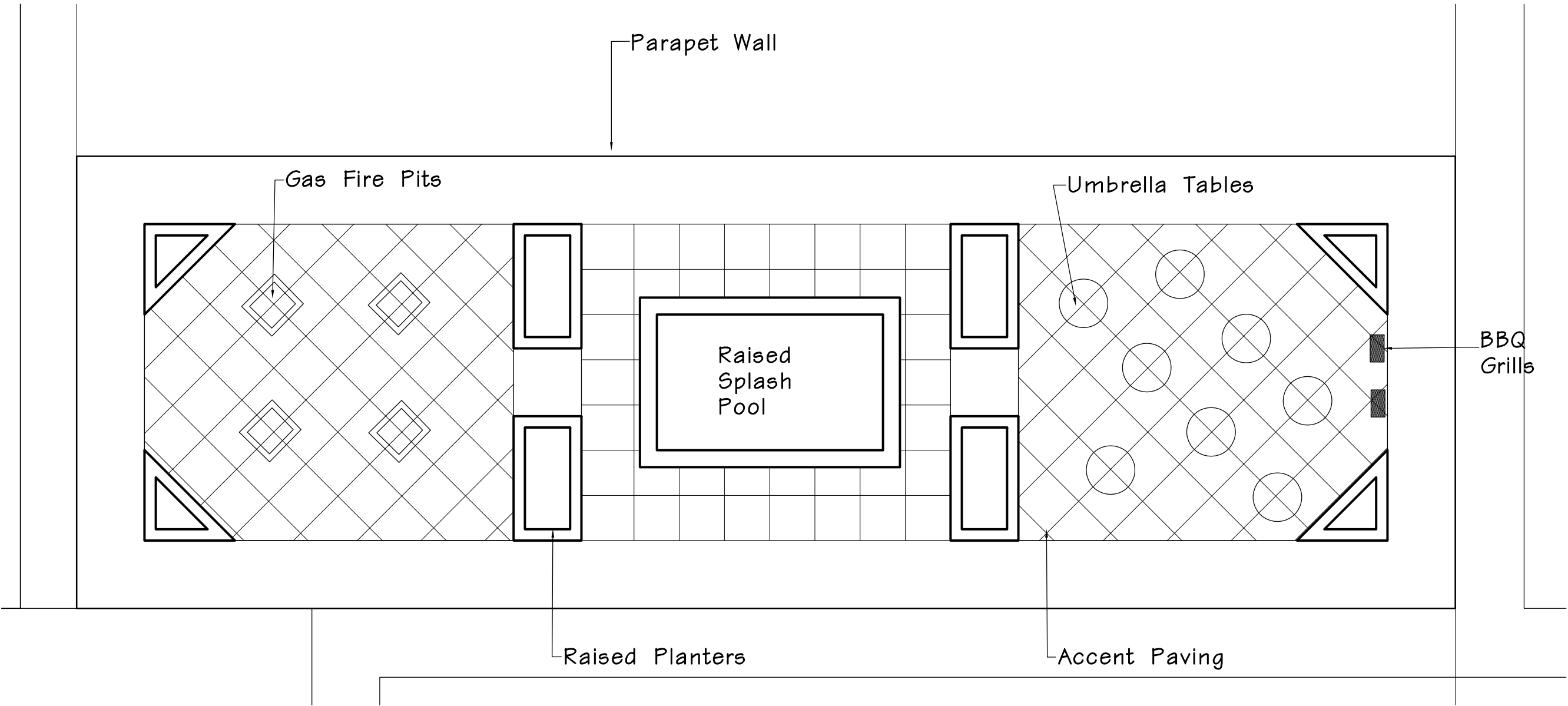
Date: 10/9/2013
Job #: 123.003



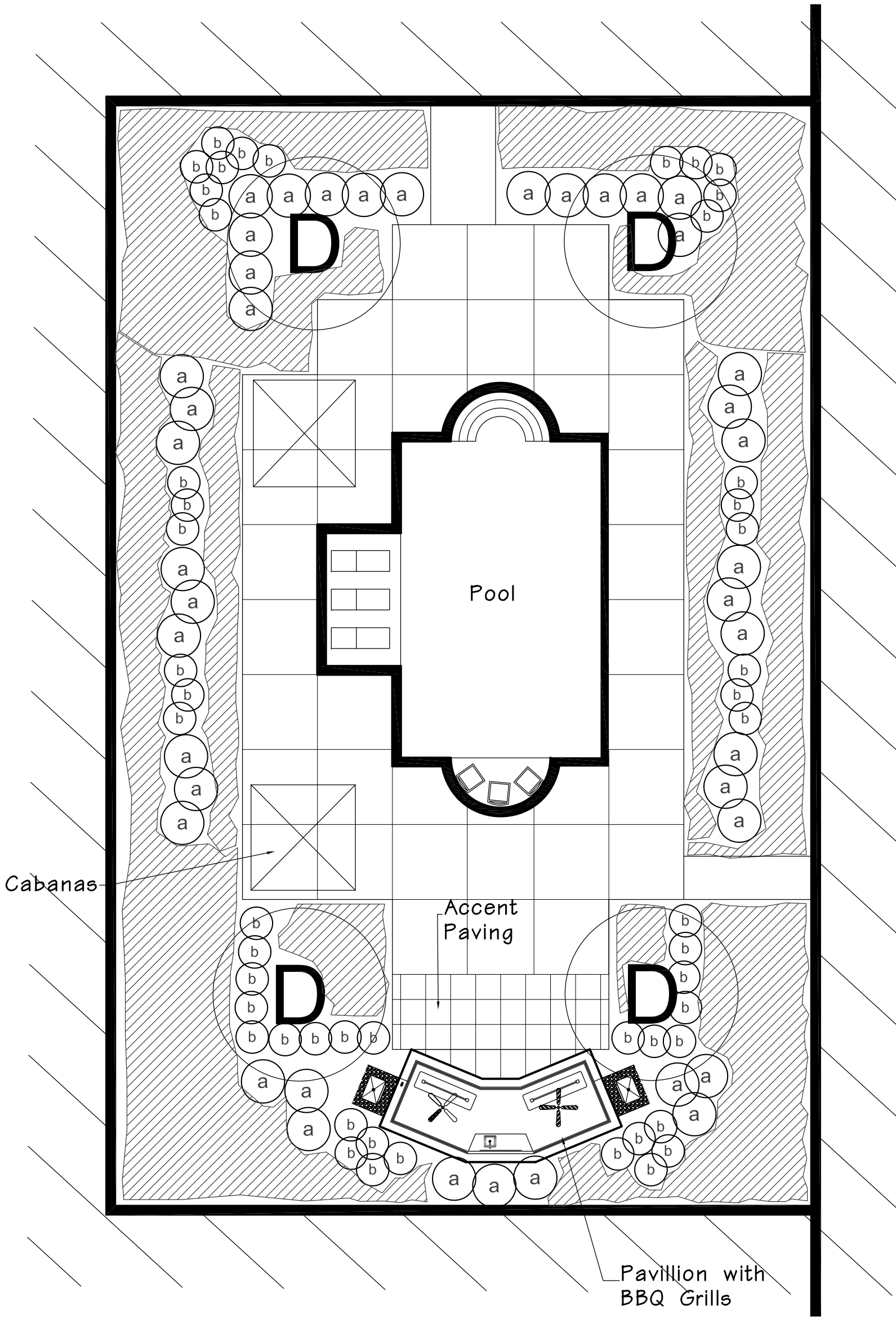
Club House Entrance
SCALE 1"=10'



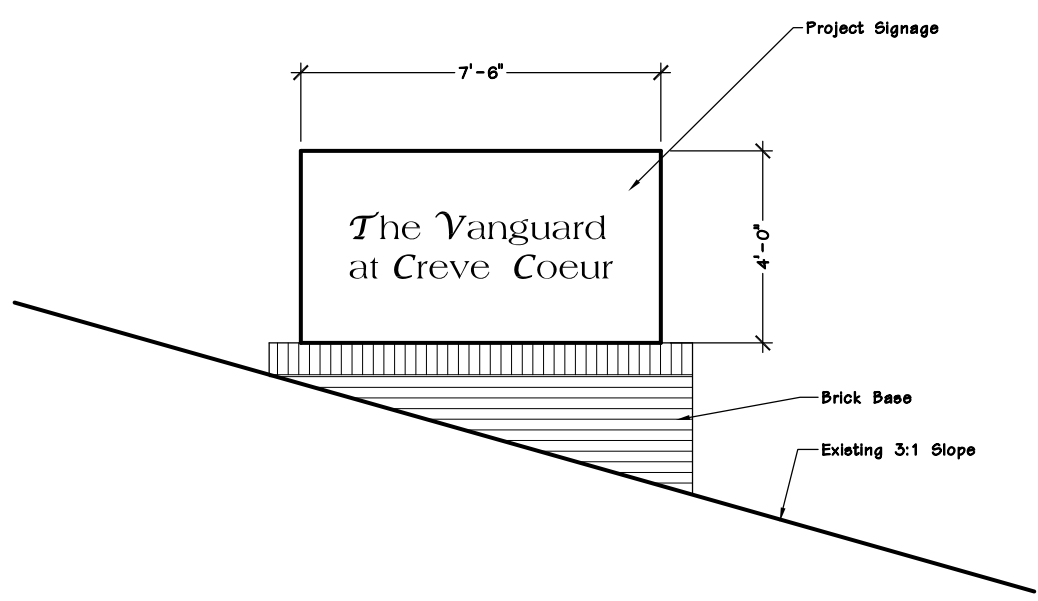
North Courtyard Plan
SCALE 1"=10'



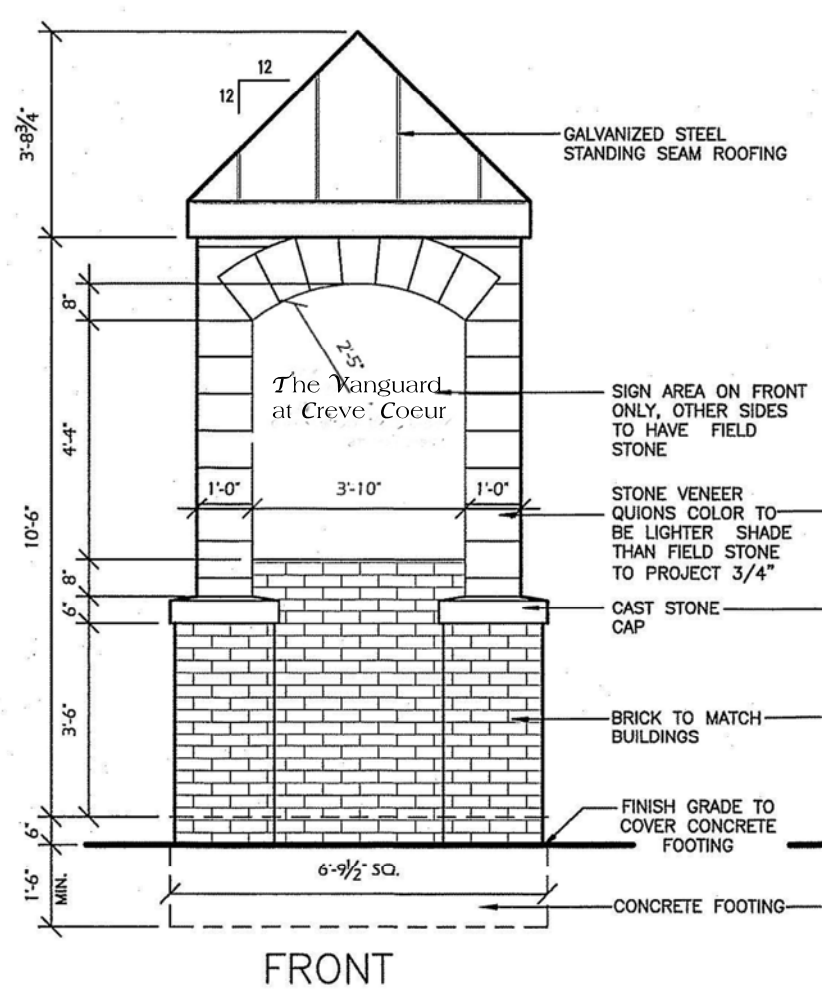
Roof Top Deck
SCALE 1"=10'



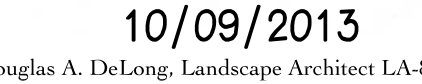
South Courtyard Plan
SCALE 1"=10'



1 Project Sign at Olive Blvd
SCALE 1/4"=1'-0"



2 Monument at Old Olive
SCALE 3/4"=1'-0"



consultants:

The Vanguard at Creve Coeur
Creve Coeur, Mo.
Covington Development, LLC

revisions:

[illegible]

Drawn:	BAD
Checked:	DAD

Long
ndscape Architecture, LLC

7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong_la@gmail.com

Sheet Title:	Landscape Plan
-----------------	-------------------

Sheet	
No:	1

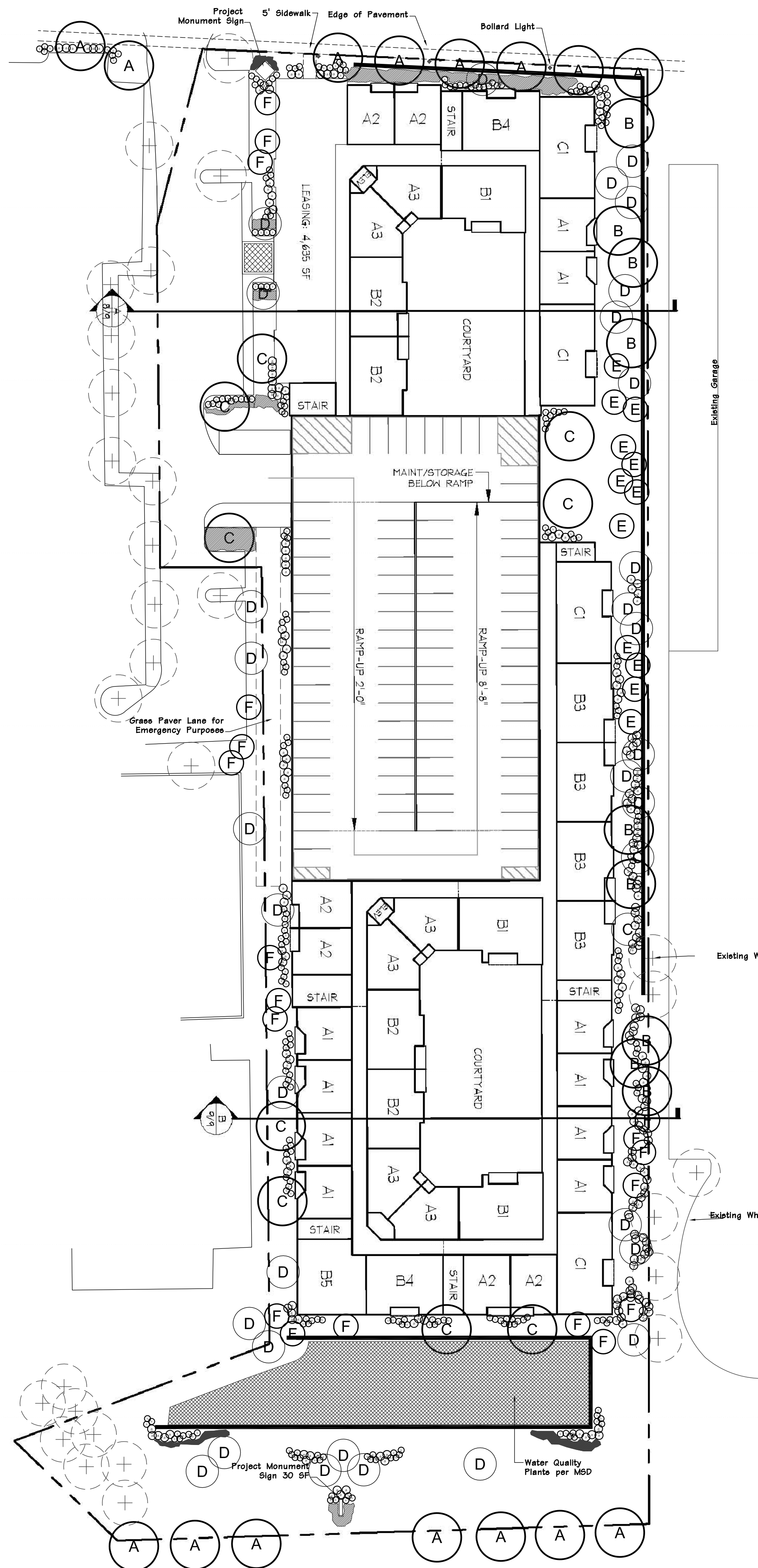
Date:	10/9/2013
Job #:	123.003

Preliminary Planting Legend

Symbol	Qty.	Description	Size	Plant Types	Mature Height
	15	Street Tree	3" Cal.	Village Green Jap. Zelcova	75'-90'
	9	Upright Tree	3" Cal.	Columnar Red Maple	70'-80'
	14	Yard Tree	3" Cal.	Skyline Honeylocust	50'-60'
	34	Flowering Tree	2" Cal.	Red Bud	20'-30'
	12	Accent Tree	6' H.	Bald Cypress	50'-80'
	19	Evergreen Tree	6' H.	Norway Spruce	50'-80'
	264	Evergreen Shrubs	30-36"	Bayberry Hicks Yew Castle Spire Holly	8-9' 6-8' 6-8'
	336	Flowering Shrubs	18-24"	Spirea hydrangea Itea	3-4' 3-4' 3-4'
		Groundcover & Perennials			

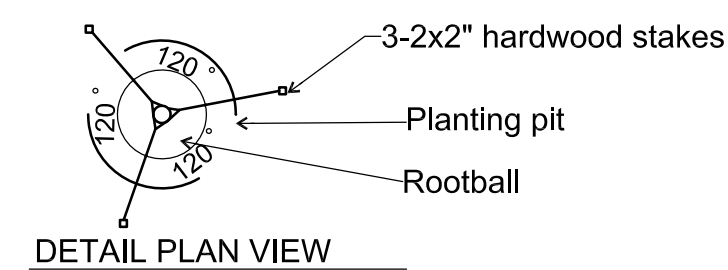
General Notes:

- 1) All disturbed areas will be seeded.
- 2) Existing trees to remain will be protected during construction if required.
- 3) Parcel 1 all trees are to be removed.
- 4) Parcel 2 the trees to be removed are indicated with an X through them.
- 5) In ground irrigation system to be provided.



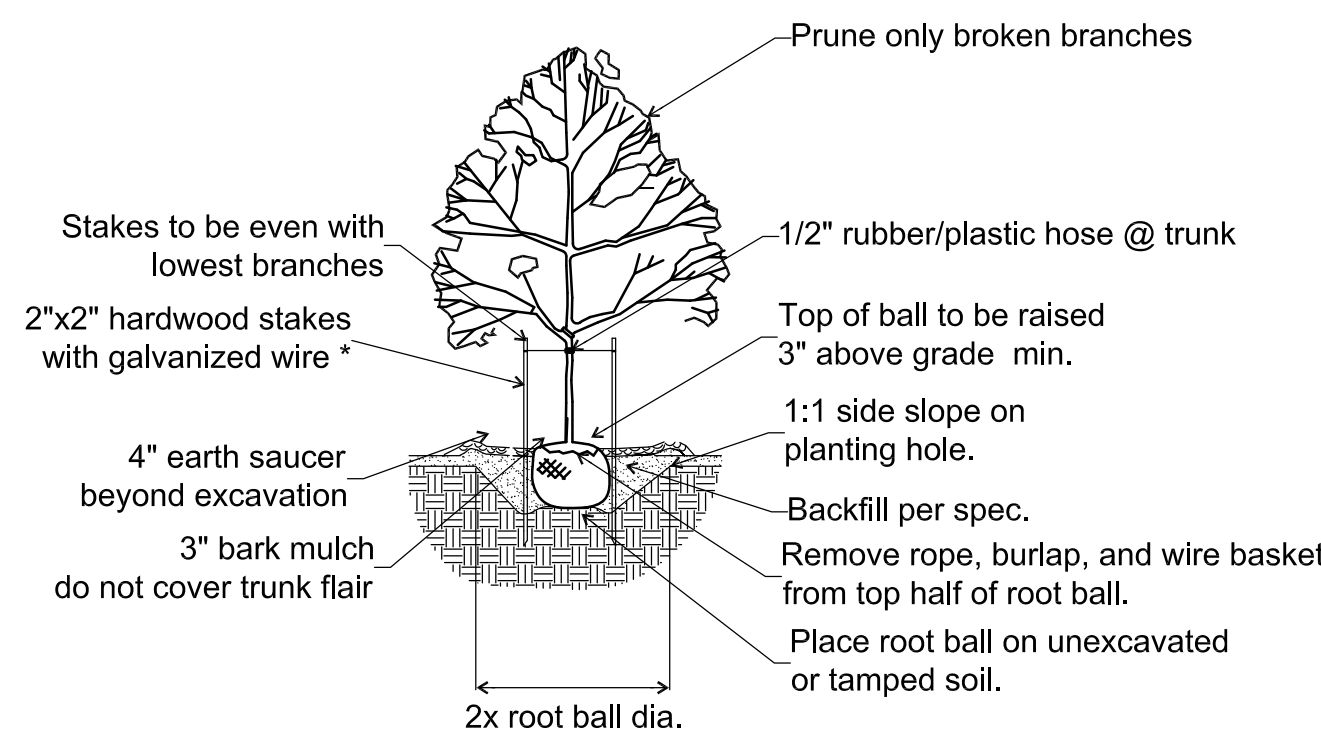
Landscape Plan

SCALE 1"=40'

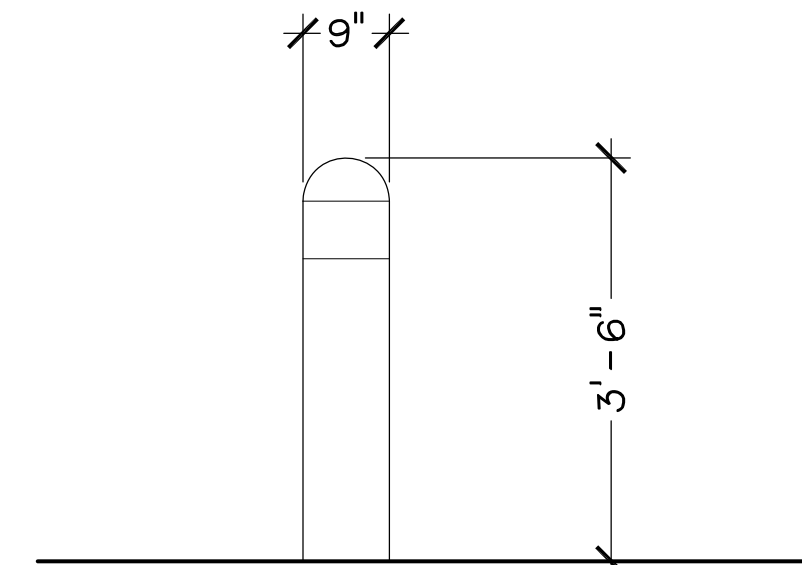


TYPICAL EVERGREEN PLANTING

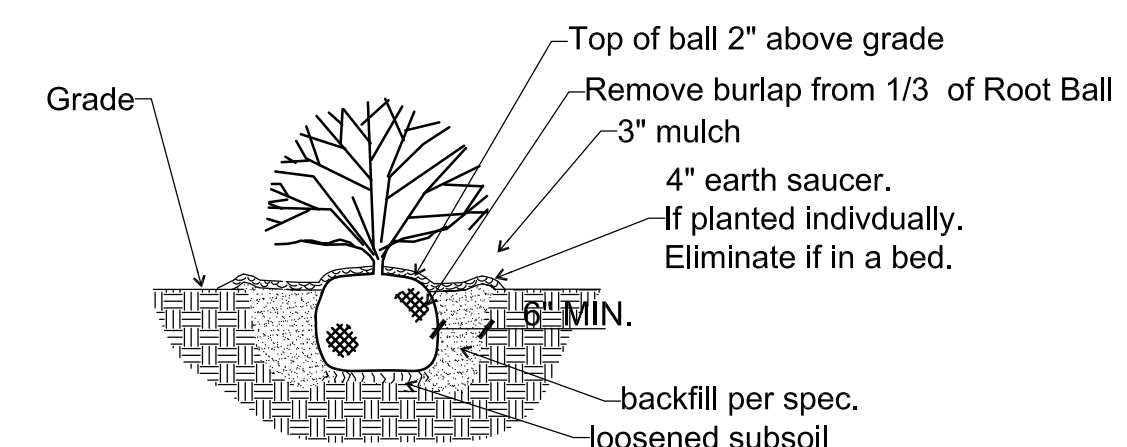
- * Staking should be done only when:
 - Planting in soft, loose soils
 - Root balls with sandy soil, or wet clay
 - Trees located in an extremely windy location



DECIDUOUS TREE PLANTING

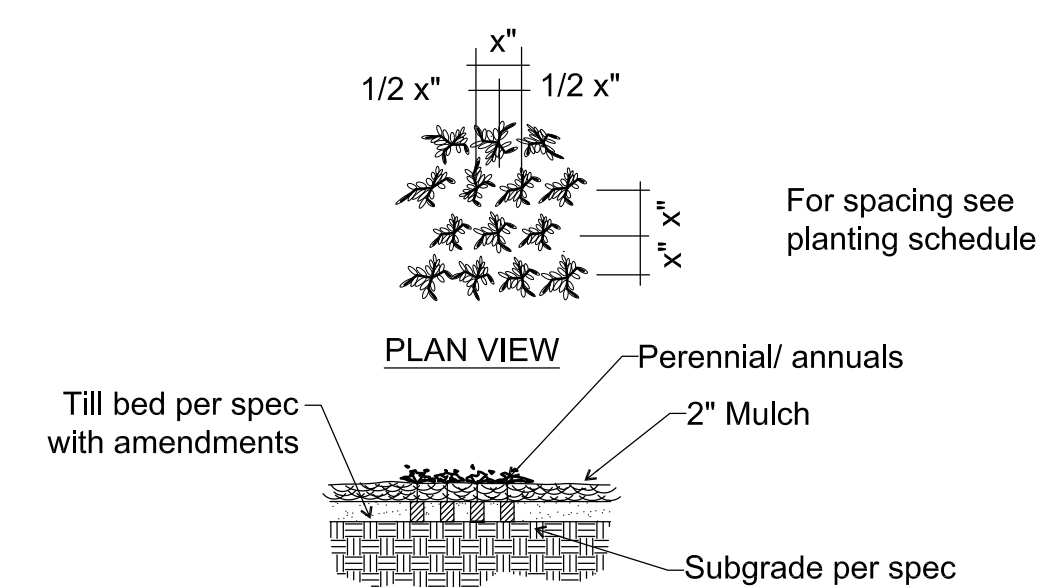


1 Bollard Light



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#13-003 FOR BOUNDARY ADJUSTMENT AND REZONING OF 5.26 ACRES
TO "CB" CORE BUSINESS DISTRICT, AND A CONDITIONAL USE PERMIT
FOR "THE VANGUARD OF AT CREVE COEUR" MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**

FOR THE MEETING OF: October 7, 2013

LOCATION: 10360 And 10420 Old Olive Street Road

REQUEST: Approval for the boundary adjustment between 10360 and 10420 Old Olive Street Road, rezoning of the 5.26 acres from "GC" General Commercial District to "CB" Core Business District, and for a Conditional Use Permit for the development of a 174 unit multi-family residential community located on the eastern parcel at 10360 Old Olive Street Road. The proposed density is 48.33 units per acre. The existing office building at 10420 Old Olive Street Road will remain.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.370(C)(n) states that multi-family dwellings for owner or rental occupancy of more than twenty (20) dwelling units per net acre requires a conditional use permit. City Council makes the final decision on all rezoning and conditional use permits. The "GC" General Commercial District does not permit residential uses. The Carriage House Condominium property to the east is zoned "AR" Attached Single Family Residential. Two variances for above-ground parking and the setback from Olive Boulevard were granted by the Board of Adjustment on May 16, 2013. This report is an update to the reports provided for the meetings of August 5 and September 16, 2013 and should be read in concert with those reports.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "CB" Core Business District?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References

- Commerce Center Action Area
- Design Guidelines
- Pedestrian Plan

Zoning Code References

- Section 405.290: "AR" Attached Single-Family Residential District
- Section 405.360: "GC" General Commercial
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1040: Board of Adjustment
- Section 405.1060: Zoning Changes And Text Amendments

APPLICANT: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

PROPERTY OWNER: Dr. Kent Branson
Pavilion Office Park, LLC.
11630 Studt Avenue
Creve Coeur, MO 63141



REPORT PREPARED BY:

Paul Langdon, Community Development Director

Date

ATTACHMENTS: Applicant's revised elevations and site plans.
Petition against project
Draft ordinance.

PROJECT UPDATE

On August 5, 2013, the Planning Commission further reviewed this application and received additional comments from the public. Most of the public comment concerned the appearance of the complex from the Carriage House condominiums. The applicant reviewed plans with the Commission, but there was concern among the members that they did not fully appreciate the character of the space that would be created between the three-story Carriage House and the three and four story Vanguard Apartments. As a result, the Commission voted to continue the discussion to September 3rd to allow the applicant time to prepare cross-section drawings that included both complexes. Those illustrations took longer to prepare than expected and so their presentation was further delayed until September 16th. On the 16th, the Planning Commission voiced concerns regarding the long, flat face of the building facing the Carriage House condominiums and the narrowness of the side setback near the south end of the project. The applicant indicated that further changes could be examined and, in response, the Commission voted to continue the application to October 7th to allow time for possible design changes.

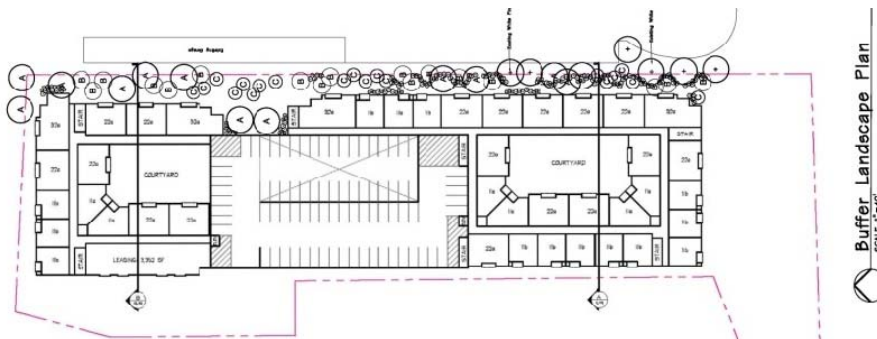
As a reminder to the Commission, the City Council approved a text amendment on August 26th to the Core Business (CB) district to allow residential projects to follow the standard CB setbacks and height limitations. As a result, the applicant's plans will not have to change to provide larger setbacks and lower building heights unless specifically required to do so through approval conditions of the conditional use permit and site development plan.

DESIGN REVISIONS

The applicant's cross sections are attached to this report and reveal a couple of key considerations:

The applicant has further revised the building and the updated elevations and site plans are attached to this report. Of particular note are:

- The new building design utilizes a staggered floor plan that is as low as two stories in the area nearest the condominiums but rises back to three stories to continue concealing the majority of the parking garage. To compensate for some of the lost rentable units, and as suggested in the September 16th staff report, the southwest corner now drops one level into the hillside, bringing the lowest level units even with the lowest level of the adjacent office building. Aside from helping the applicant preserve the yield of the project, it also creates a more attractive south elevation that will be visible from Olive Boulevard. Further, the relocation of the third floor units from the east elevation has exposed the second floor roof surface that is now available as an additional patio area. These changes introduce more human-scale activity to the building and generally increase its overall conformance with the design guidelines by creating a public space, introducing more character into the shape of the building and allowing the development to better follow the natural contours of the site.
- Some additional reshaping of the building footprint has resulted in a wider east-side setback along the south half of the building that is now 18 feet wide where it had been 10 feet before. With the additional space, the applicant has also proposed a revised landscape buffer plan for the east setback area. The buffer includes an almost-continuous row of trees with an elaborate understory of mixed shrubs. Visually, this will obscure much of the east elevation from the Carriage House condominiums and represents a significant improvement over the prior landscape plan.



One unresolved issue is the landscape between the new lower level apartments and the adjacent office building. Since privacy issues will be key in this narrow location, a combination of planted and built elements may be necessary. If the applicant is able to present an acceptable plan for this area at the October 7th meeting, the Commission will need to approve a motion to include the plan in the draft ordinance. If an acceptable plan is not presented, the Commission should vote to continue the discussion to the October 21st meeting.

CONCLUSION AND SUGGESTED ACTION

The proposal still represents a substantial change for this site that challenges the current zoning arrangement and raises questions about the outcomes intended by the Comprehensive Plan. Staff believe that the Comprehensive Plan envisioned substantial changes for this area, that this area is still in need of substantial changes to reverse the slow decline of the area, and that this project represents such a change. As discussed in a prior staff report, this area is intended to be a center of activity (hence the “Commerce Center” title in the Comprehensive Plan), not a sleepy corner that is largely ignored.

If built, the project will result in a four-story residential development, at a greater density than previously built in the area, between a three story office building and two, three-story condominium developments; a pattern that is clearly more “Core Business” in nature than “General Commercial.” The revised design appears to meet the design guidelines to a higher degree and the landscape regulations are met.

If, after viewing the revised building design and site plans, the members of the Planning Commission believe that the project still is not appropriately sized or positioned, then the item should be continued to allow the applicant to consider their option. If, however, the Commission Members find that the project meets with the intent of the Comprehensive Plan, that the rezoning of the properties to “CB” District is an appropriate implementation of the Comprehensive Plan goals and provides opportunity for appropriate redevelopment, and that the proposed project and site plan meet all of the standards for approval of the requested conditional use permit, then a recommendation to the City Council on the attached draft ordinance is in order. The rezoning and conditional use permit, and the associated site development plan, are accommodated in one ordinance and can be disposed in one vote. Action on the boundary adjustment constitutes a final decision by the Commission and, therefore, requires its own motion and vote. It should be pointed out that action on the boundary adjustment, as a matter of process, should be prior to acting on the project itself. If the members of the Commission are not comfortable acting on the project as a whole, the boundary adjustment should not be approved at this time either.

EXAMPLE MOTIONS

The following is an example motion for the boundary adjustment portion of this application:

“I move to approve the boundary adjustment between 10360 and 10420 Old Olive Street Road as discussed in the staff report on Application #13-003 for the meeting of August 20, 2012, subject to the condition that a final boundary adjustment drawing be prepared for signature prior to recording..” (Other conditions may be added, eliminated, altered, and modified by prior motion).

The following is an example motion for the rezoning, conditional use permit and site development plan portions of this application:

“I move to approve the rezoning, conditional use permit and site development plan for the development of the Vanguard Apartments at 10360 and 10420 Old Olive Street Road as discussed in the staff reports on application #13-003, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of October 7, 2013.” (Conditions may be added, eliminated, or modified by preceding motion).

If the Planning and Zoning Commission believes that a recommendation should be held until an undetermined future date, the following is an example motion for tabling the application:

“I move to continue application #13-003 for the four-story, 174 unit residential development at 10360 Old Olive Street Road, referred to as The Vanguard at Creve Coeur project to allow the applicant to investigate further solutions to the issues identified by the Planning Commission in our deliberations on October 7, 2013.”

Note that the Commission may choose to table the discussion if a specific meeting date cannot be immediately determined.

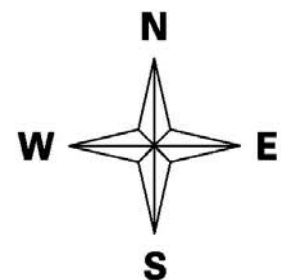
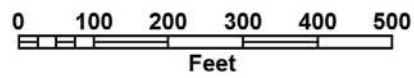
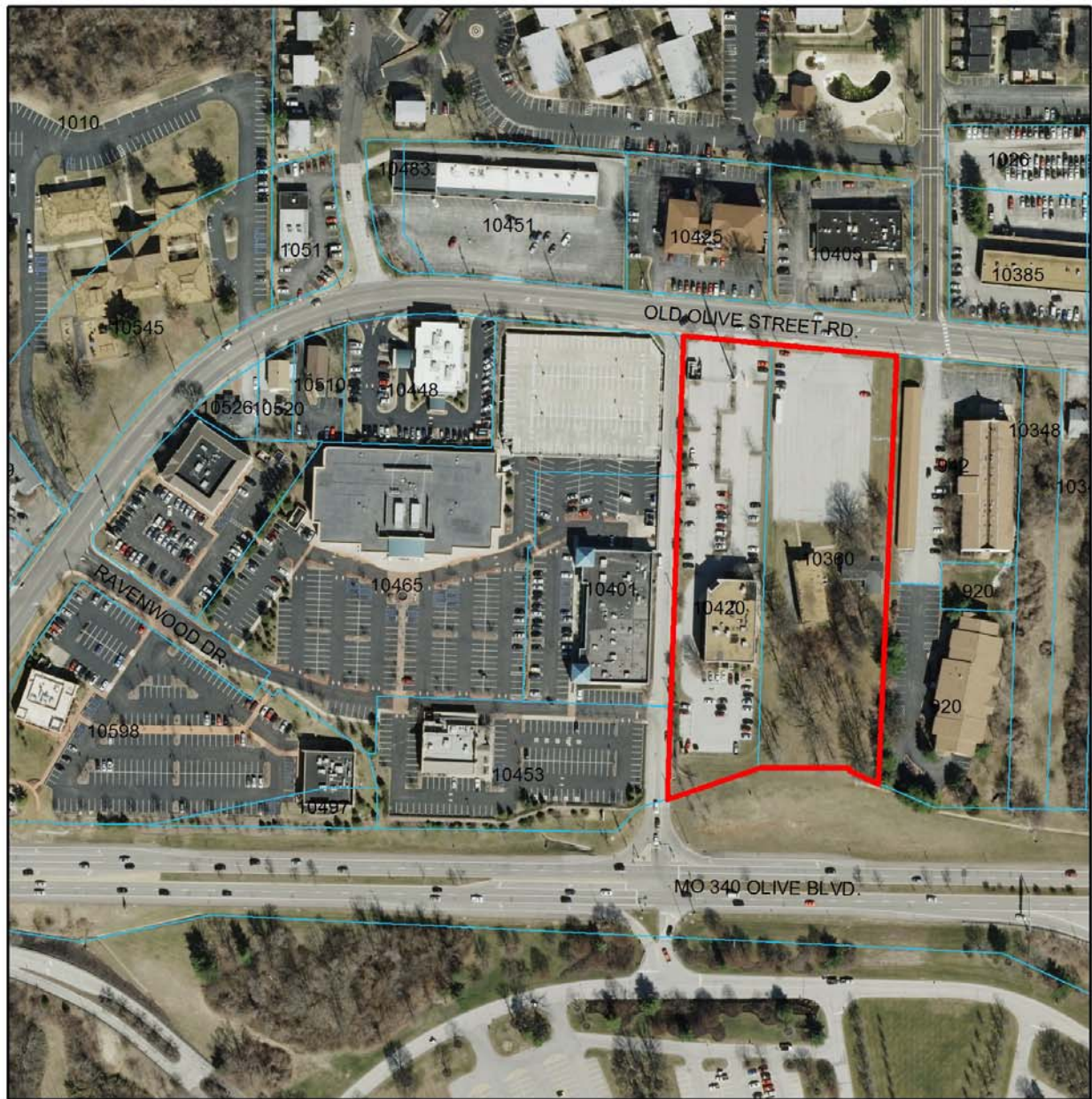
APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: March 7, 2013
	Description: View of the existing buildings on the subject properties from the northeast corner of 10360 Old Olive Street Road.
	Description: View of the existing vacant church looking northeast from the south parking lot of 10420 Old Olive Street Road.
	Description: View of the Carriage House Condominiums from the northeast corner of the subject property boundary.

	Description: View of the Carriage House Condominium south building from the south parking lot of 10420 Old Olive Street Road.
	Description: View looking northeast at the commercial development across Old Olive Street Road.
	Description: View of the existing office structure that will remain on 10420 Old Olive Street Road.

	Description: View of the existing office development looking northwest across Old Olive Street Road.
	Description: View looking west along Old Olive Street Road from the northeast corner of the subject properties.
	Description: View looking east along Old Olive Street Road from the northwest corner of the subject properties, Lou Fusz Service Center on the left and the Carriage House Condominium north buildings on the right.

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF
CREVE COEUR TO REZONE LAND FROM GC (GENERAL COMMERCIAL)
DISTRICT TO CB (CORE BUSINESS) AND APPROVING A CONDITIONAL
USE PERMIT FOR A MULTI-FAMILY DEVELOPMENT EXCEEDING 20
DWELLING UNITS PER ACRE ON THE PROPERTY ADDRESSED AS 10360
AND 10420 OLD OLIVE STREET ROAD.**

WHEREAS, an application was made by David Braswell, of Covington Realty Partners to rezone 10360 and 10420 Old Olive Street Road from GC (General Commercial) to CB (Core Business) zoning district, and to approve a conditional use permit for a multi-family development exceeding 20 dwelling units per acre for an apartment complex known as the The Vanguard at Creve Coeur; and

WHEREAS, in accordance with Section 405.1080 of the Zoning Ordinance, the applicant has submitted a site development plan for the subject properties, addressed as 10360 and 10420 Old Olive Street Road, to the Division of Planning; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, April 1st, 2013, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application; and

WHEREAS, notice of said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, the City of Creve Coeur Board of Adjustment granted variances on May 16, 2013 allowing all of the parking above ground and the setback from Olive Boulevard to exceed 80 feet; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a _____ vote, recommended approval of the rezoning and conditional use permit, subject to conditions, at its meeting on October 7, 2013; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that rezoning the property would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest and in good zoning practice; and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.

BILL NO. _____

ORDINANCE NO. _____

3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: The Official Zoning Map of the City of Creve Coeur shall be amended to rezone the property addressed as 10360 and 10420 Old Olive Street Road from GC (General Commercial) to CB (Core Business) zoning district, subject to the conditions stated herein, which property is more specifically described as follows:

Parcel 1

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PHASE 1 OF CARRIAGE HOUSE MANOR CONCOMINIUM AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 205 PAGE 69 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING ON THE SOUTH LINE OF OLD OLIVE STREET (60' WIDE) ROAD; THENCE DEPARTING THE SOUTH LINE OF OLD OLIVE STREET ROAD, WITH THE WEST LINE OF SAID PHASE 1 OF CARRIAGE HOUSE MANOR AND ITS DIRECT PROLONGATION, SOUTH 02°33'25" WEST 717.36 FEET TO A POINT; THENCE NORTH 89°10'06" WEST 262.20 FEET TO A POINT; THENCE NORTH 43°14'28" WEST 70.62 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WEST OAK, LLC RECORDED IN DEED BOOK 13540 PAGE 1294 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE SOUTH LINE OF WEST OAK, LLC TRACT, NORTH 71°45'37" EAST 134.54 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WITH THE EAST LINE OF SAID WEST OAK, LLC TRACT, NORTH 02°03'00" EAST 383.03 FEET TO A POINT; THENCE DEPARTING SAID EAST LINE, NORTH 87°57'00" WEST 50.00 FEET TO A POINT; THENCE NORTH 02°03'00" EAST 169.00 FEET TO A POINT; THENCE NORTH 17°04'08" EAST 90.00 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF OLD OLIVE ROAD; THENCE WITH THE SAID SOUTH LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 84°43'00" EAST 219.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.60 ACRES, AS CALCULATED FROM AVAILABLE RECORD INFORMATION AND SUBJECT TO A BOUNDARY SURVEY.

Parcel 2

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PHASE 1 OF CARRIAGE HOUSE MANOR CONCOMINIUM AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 205 PAGE 69 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT ALSO BEING ON THE SOUTH LINE OF OLD OLIVE STREET (60' WIDE) ROAD;

THENCE WITH THE SAID SOUTH LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, NORTH 84°43'00" WEST 219.51 FEET TO THE ACTUAL POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE DEPARTING SOUTH LINE OF OLD OLIVE STREET ROAD, SOUTH 17°04'08" WEST 90.00 FEET TO A POINT; THENCE SOUTH 02°03'00" WEST 169.00 FEET TO A POINT; THENCE SOUTH 87°57'00" EAST 50.00 FEET TO A POINT; THENCE SOUTH 02°03'00" WEST 383.03 FEET TO A POINT; THENCE SOUTH 71°45'37" WEST 134.54 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF PAVILION NO. 1 AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 350 PAGE 195 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE EAST LINE OF SAID LOT 3 AND ITS DIRECT PROLONGATION, NORTH 02°01'22" EAST 691.25 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID OLD OLIVE STREET ROAD; THENCE WITH THE SAID SOUTH LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 84°43'00" EAST 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.66 ACRES, AS CALCULATED FROM AVAILABLE RECORD INFORMATION AND SUBJECT TO A BOUNDARY SURVEY.

Section 2: A Conditional Use Permit is authorized to be issued for the property described in Section 1 hereof and pursuant to Section 4 hereof for the construction and operation of a multi-family residential complex with a gross density of 48.33 units per acre and no more than 174 individual apartments.

Section 3: As required by Section 405.1080 of the Zoning Ordinance, the approval of said rezoning request and conditional use permit are subject to the property being developed in accordance with the site development plan, as further revised as required and approved by the City of Creve Coeur, and subject to the following additional conditions:

1. The applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Concept Plan/Site Improvements," last dated September 4, 2013, and the "Concept Landscape Plan" dated July 5, 2013 except as modified by the "East Buffer Plan" dated October 2, 2013 as submitted in conjunction with Application #13-003 by David Braswell, of Covington Realty Partners.
2. The applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations, courtyard landscapes, roof top deck and the club house entrance shall be in substantial conformance with the elevation drawings titled "The Vanguard at Creve Coeur," received September 27, 2013, and Courtyard Landscape Plans/Signage," dated July 5, 2013, as bound together and submitted in conjunction with Application #13-003 by David Braswell, of Covington Realty Partners.
3. Any trash enclosures located outside of the principle buildings and parking garage shall be constructed of materials that are consistent with the building and composed in a similar fashion.
4. The existing buildings at 10360 Old Olive Street Road shall be demolished within one year of the approval of the rezoning, or prior to the issuance of any building permit, whichever ever comes first.
5. An underground irrigation system shall be installed and maintained to serve all new landscaped areas.
6. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.

BILL NO. _____

ORDINANCE NO. _____

7. All signs and banners shall be in conformance with Article VII, Sign Regulations, of the Zoning Code.
8. Prior to issuance of any building permits related to the approved plans, the property owner shall record cross-access easements between "Parcel 1" and "Parcel 2" on the Site Concept Plan/Site Improvements" plan in a form approved by the City Attorney.
9. The applicant shall provide written proof of ownership of any former Olive Boulevard right-of-way acquired from the Missouri Department of Transportation (MoDOT) prior to issuance of any building permits for the project approved herein.
10. The applicant shall provide written acceptance by MoDOT of the proposed Old Olive Street Road access and any modifications to the roadway prior to the issuance of any building permits for the project approved herein.
11. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved pursuant to Section 405.1080 of the Zoning Code.
12. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
13. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
14. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 4: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter and the conditions stated above.

ADOPTED THIS ____ DAY OF _____, 2013.

SCOTT SAUNDERS
PRESIDENT OF CITY COUNCIL

BILL NO. _____

ORDINANCE NO. _____

APPROVED THIS ____ DAY OF _____, 2013.

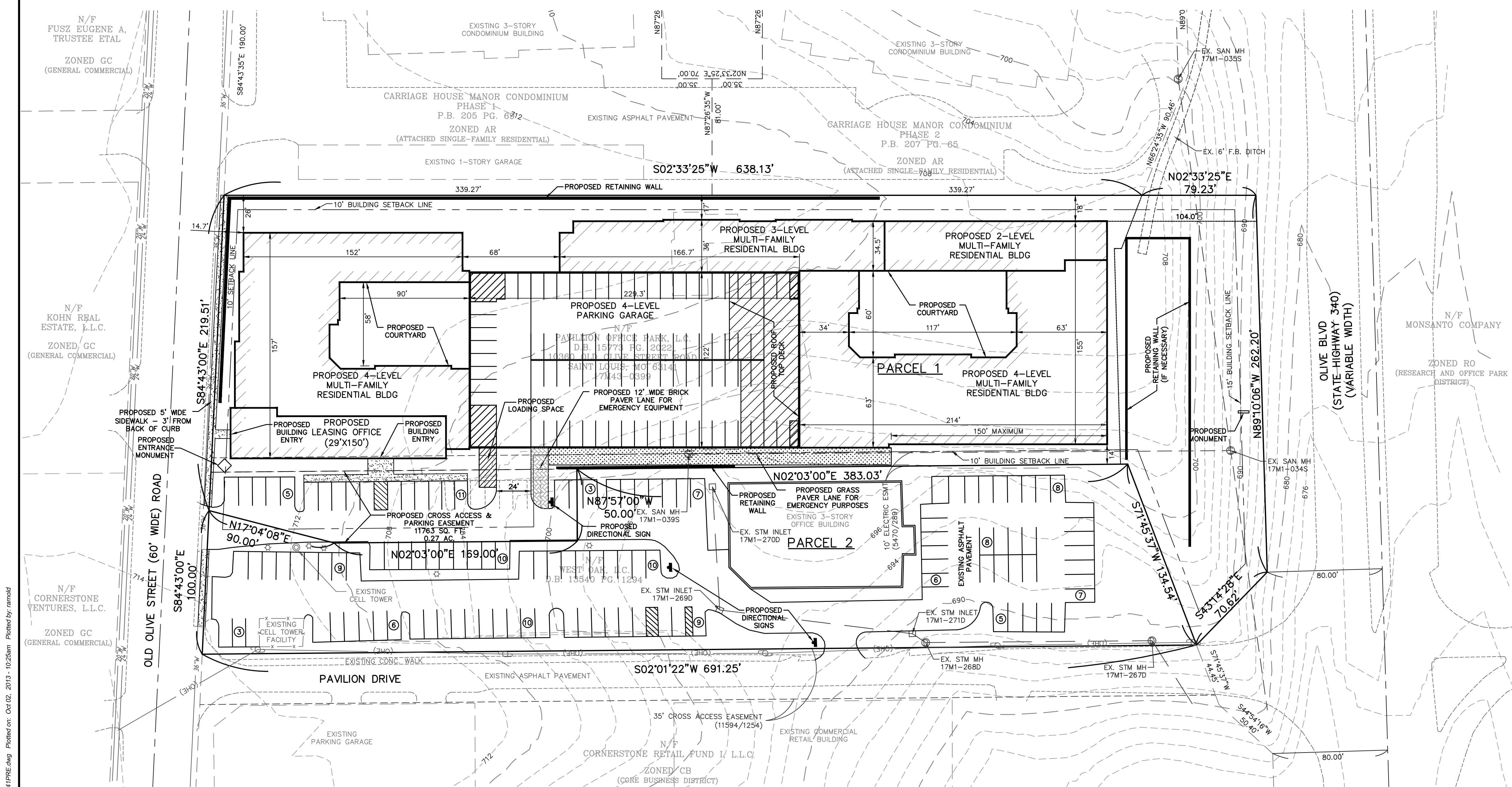
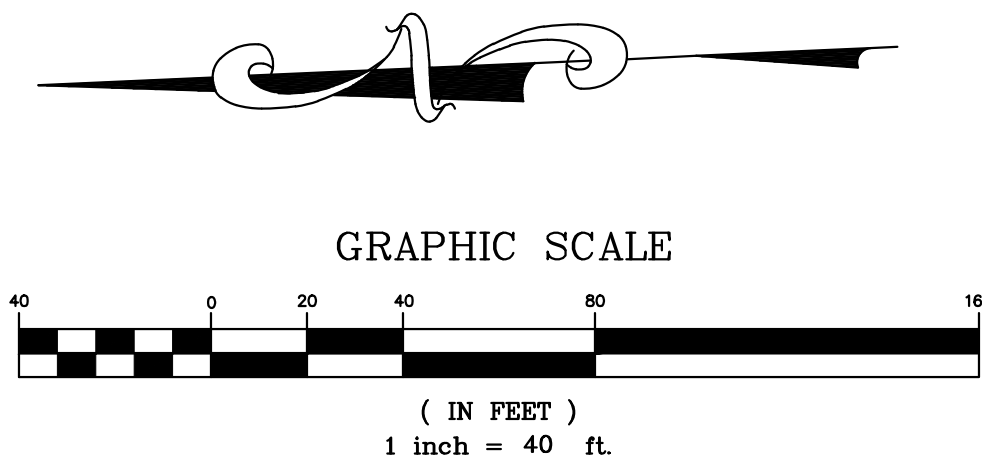
BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN, MPCC
CITY CLERK

THE VANGUARD AT CREVE COEUR

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
MSD SEWER DISTRICT
CREVE COEUR FIRE PROTECTION DISTRICT
LADUE SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER DISTRICT
AMEREN UE
LACLEDE GAS COMPANY
- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY MSD.
- STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF CITY OF CREVE COEUR AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS TO BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS. ALL SEWERS SHALL BE A MINIMUM OF 10' FROM THE BUILDING, EXCEPT AS SHOWN ON THE PLANS.
- GRADING SHALL BE PER CITY OF CREVE COEUR STANDARDS.
- LIGHTING OF DRIVES AND PARKING AREAS SHALL BE PER CITY OF CREVE COEUR STANDARDS.
- ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND COMPLY WITH CITY OF CREVE COEUR ADA STANDARDS.
- THIS PLAT IS NOT FOR RECORD.
- NO KNOWN WETLANDS ARE ON THE SUBJECT PROPERTY.
- NO GRADED SLOPES SHALL EXCEED 3 FEET (horizontal) TO 1 FOOT (vertical).
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

OVERALL PROJECT DATA

- GROSS AREA OF OVERALL PROJECT: 5.26 ACRES
- ZONING: CURRENT: GB - GENERAL BUSINESS
PROPOSED: CB - CORE BUSINESS DISTRICT
SETBACKS: FRONT - 15 FEET
SIDE - 10 FEET
- LAND USE: EXISTING OFFICE & PROPOSED MULTI-FAMILY RESIDENTIAL
- CURRENT OWNERS: PARCEL 1
PAVILLION OFFICE PARK L C
P.O. BOX 98
ARNOLD, MO 63010
PARCEL 2
WEST OAK L C DR KENT BRANSON
P.O. BOX 98
ARNOLD, MO 63010
- SITE ADDRESS: PARCEL 1
10360 OLD OLIVE STREET ROAD
CREVE COEUR, MO 63141
PARCEL 2
10420 OLD OLIVE STREET ROAD
CREVE COEUR, MO 63141
- GROSS FLOOR AREA: PROPOSED - PARCEL 1: 196,000 S.F.
EXISTING - PARCEL 2: 27,158 S.F.
(GROSS LEASEABLE AREA 25,000 S.F.)
- F.A.R. REQUIRED: ≤ 1.25
- F.A.R. PROPOSED: 5.123 ACRES (223,158 GROSS BLDG S.F.) = 0.97
5.26 ACRES
- SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 3.30 ACRES = 63%
TOTAL GREEN SPACE OF PARCEL: 1.96 ACRES = 37%

MULTI-FAMILY (PARCEL 1) PROJECT DATA

- GROSS AREA OF PARCEL 1: 3.60 ACRES (156,878 S.F.)
- PROPOSED ZONING: CB (WITH CONDITIONAL USE PERMIT FOR DENSITY AND F.A.R.)
- DWELLING UNITS PROPOSED: 174 (AVG. 910 S.F. EACH)
98 - 1 BEDROOM, 1 BATH UNITS (750 SF)
60 - 2 BEDROOM, 2 BATH UNITS (1,080 SF)
16 - 3 BEDROOM, 2 BATH UNITS (1,250 SF)
- F.A.R. REQUIRED: ≤ 1.25
- F.A.R. PROPOSED: 196,000 S.F. (GROSS BLDG S.F.) = 1.25
156,878 S.F.
- SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 2.23 ACRES = 62%
TOTAL GREEN SPACE OF PARCEL: 1.36 ACRES = 38%
- PRIVATE USABLE OPEN SPACE:
OPEN SPACE PROVIDED: 1.39 ACRES OR 39%
OPEN SPACE REQUIRED: 20% OF ACREAGE (3.60 ACRES): 0.72 ACRES
- PARKING:
SPACES PROVIDED: 312 SPACES (INCLUDES 10 HANDICAP SPACES)
SPACES REQUIRED: 151 50 UNITS (2 SPS/UNIT) 100 SPACES
2ND 50 UNITS (1.75 SPS/UNIT) 88 SPACES
OVER 100 UNITS (1.5 SPS/UNIT) 111 SPACES
TOTAL 299 SPACES
- MAXIMUM BUILDING HEIGHT: NONE (PARCEL OVER 3 ACRES)

OFFICE BUILDING (PARCEL 2) PROJECT DATA

- GROSS AREA OF PARCEL 2: 1.66 ACRES (72,186 S.F.)
- PROPOSED ZONING: CB
- LAND USE: EXISTING 27,158 S.F. OFFICE BUILDING
- F.A.R. REQUIRED: ≤ 1.00
- F.A.R. PROPOSED: 27,158 S.F. (GROSS BLDG S.F.) = 0.38
72,186 S.F.
- SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.15 ACRES = 69%
TOTAL GREEN SPACE OF PARCEL: 0.51 ACRES = 31%
- PARKING:
SPACES PROVIDED: 118 SPACES (INCLUDES 4 HANDICAP SPACES)
SPACES REQUIRED: 3.3 SPACES/1000 SF GROSS LEASEABLE AREA = 83 SPACES
- MAXIMUM BUILDING HEIGHT: 4 STORIES OR 60 FEET

MSD Base Map 17M
MSD P #
Highway & Traffic #

Covington Development, LLC
135 North Meramec Avenue, Suite 500
St. Louis, Missouri 63105
Ph. 314-727-2424
Fax 314-727-2434

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

*The Vanguard
at Creve Coeur*
CREVE COEUR, MISSOURI
SITE CONCEPT PLAN
SITE IMPROVEMENTS

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawings, calculations, and other documents not embodying this seal and signature shall not be considered prepared by this engineer, and the engineer assumes no responsibility for any and all responsibility for such plans, drawings or documents not embodying this seal and signature.

Date: 7/10/2013
Rodney Arnold
License No. PE-2002016612
Civil Engineer

Job Number
12-09-241
Date
1/18/2013
Designed: Sheet
Drawn: 2.1
Checked: PRE

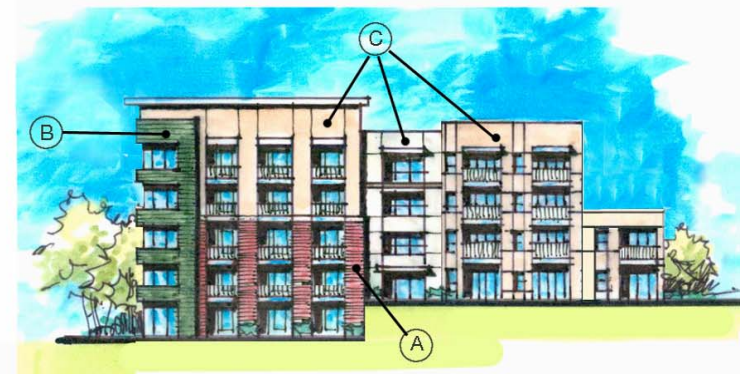


EAST ELEVATION



NORTH ELEVATION

- (A) BRICK
- (B) SIDING
- (C) STUCCO
- (D) CONCRETE BRICK (FORM LINER)



SOUTH ELEVATION



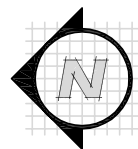
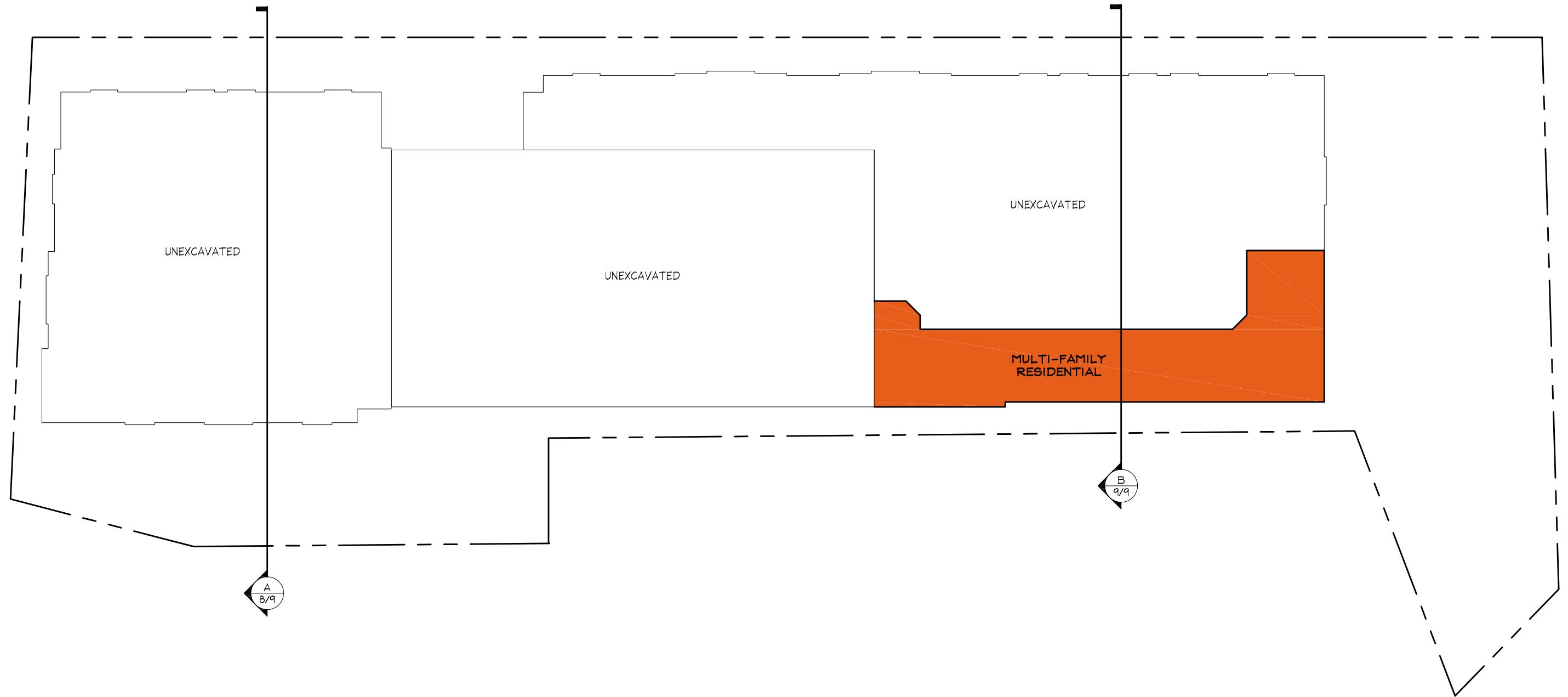
WEST ELEVATION



VANGUARD AT CREVE COEUR

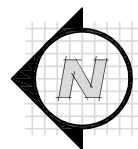
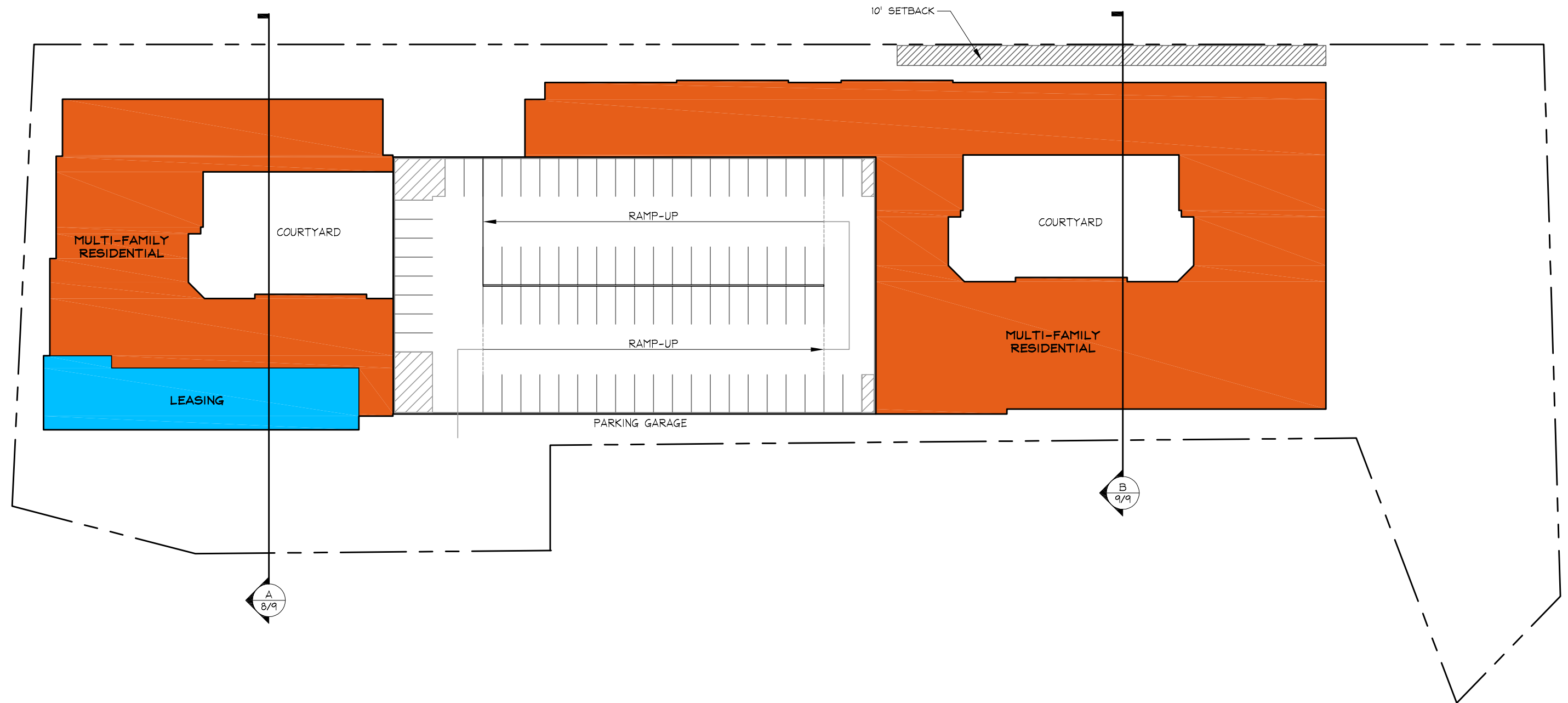
THE VANGUARD AT CREVE COEUR

CREVE COEUR, MO



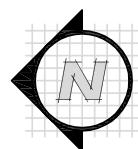
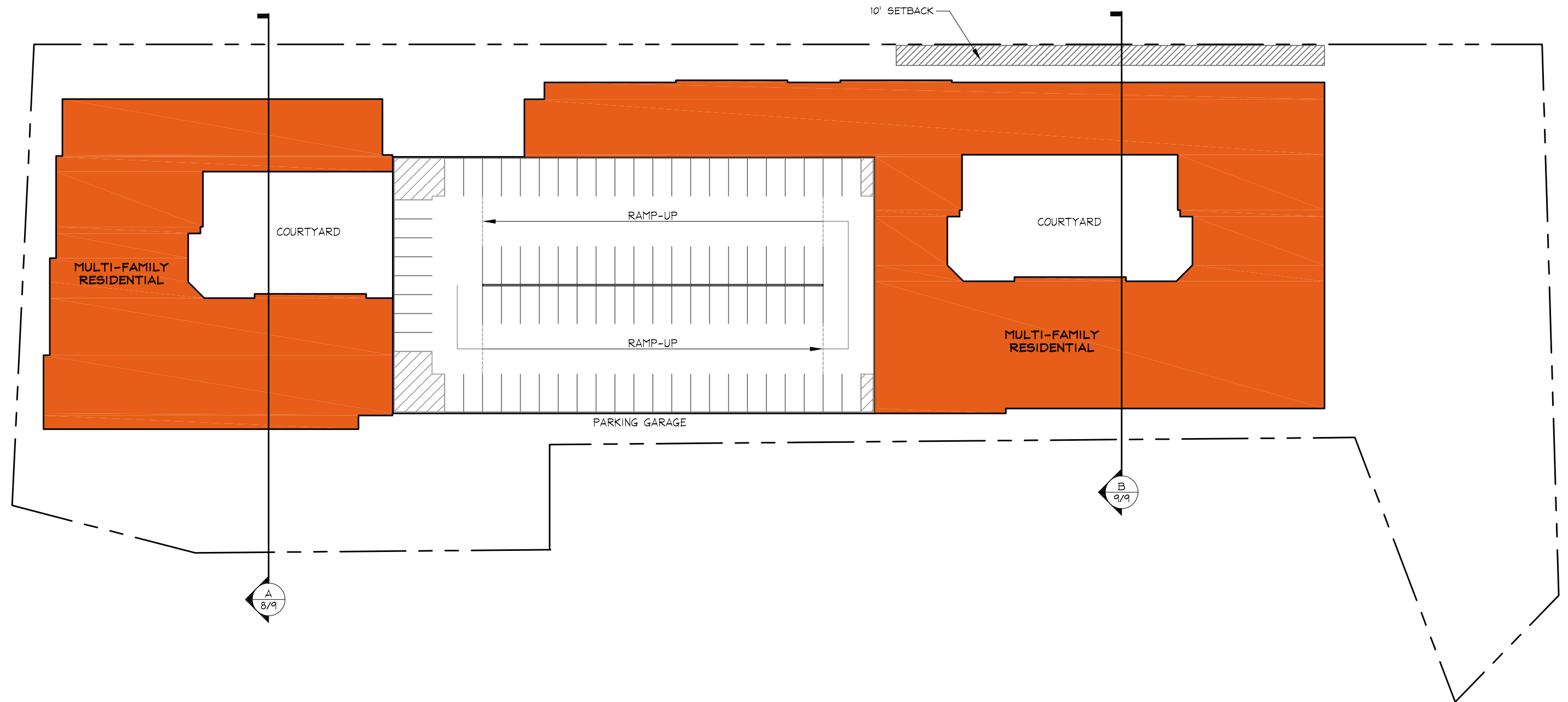
FLOOR PLAN - BASEMENT

Scale: 1"=50'



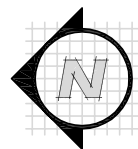
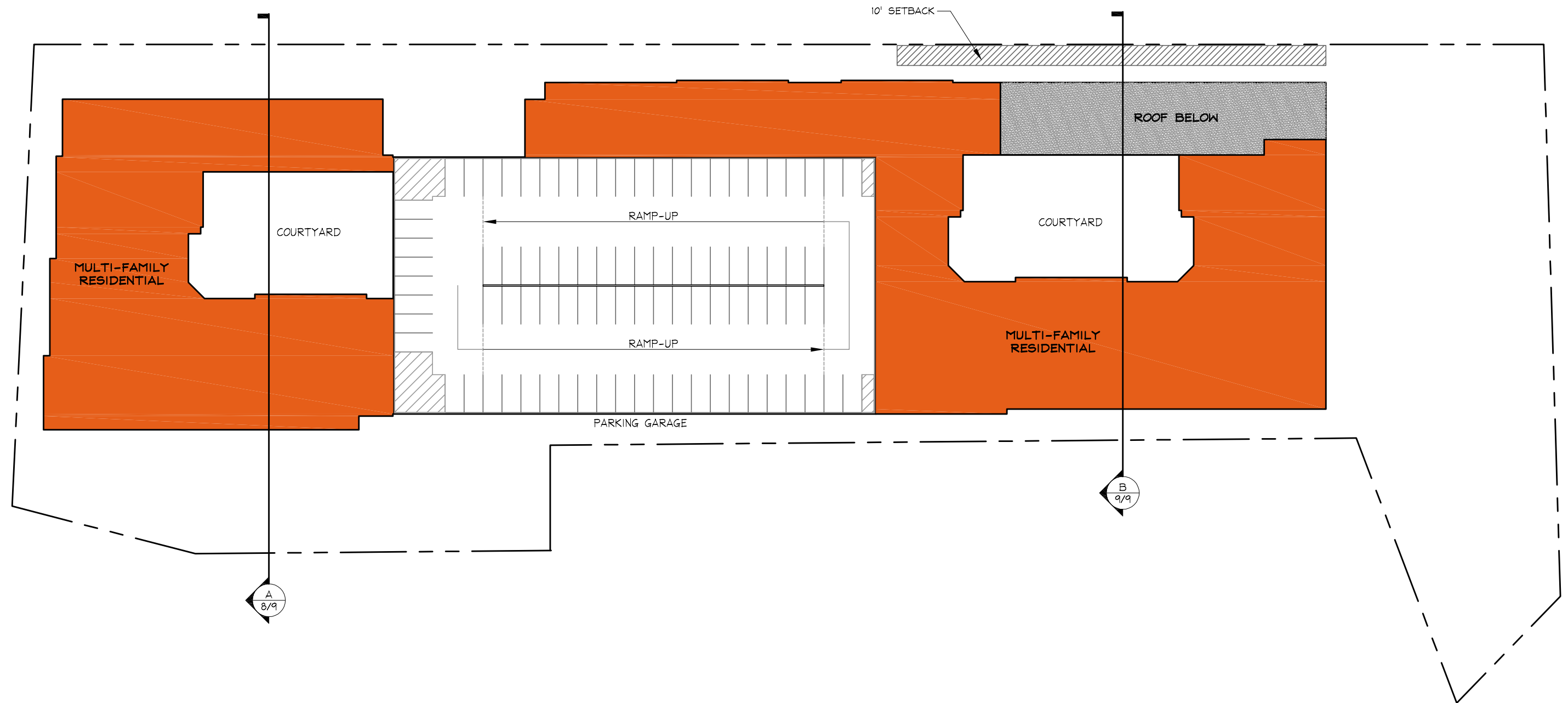
FLOOR PLAN - 1ST FLOOR

Scale: 1"=50'



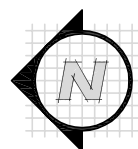
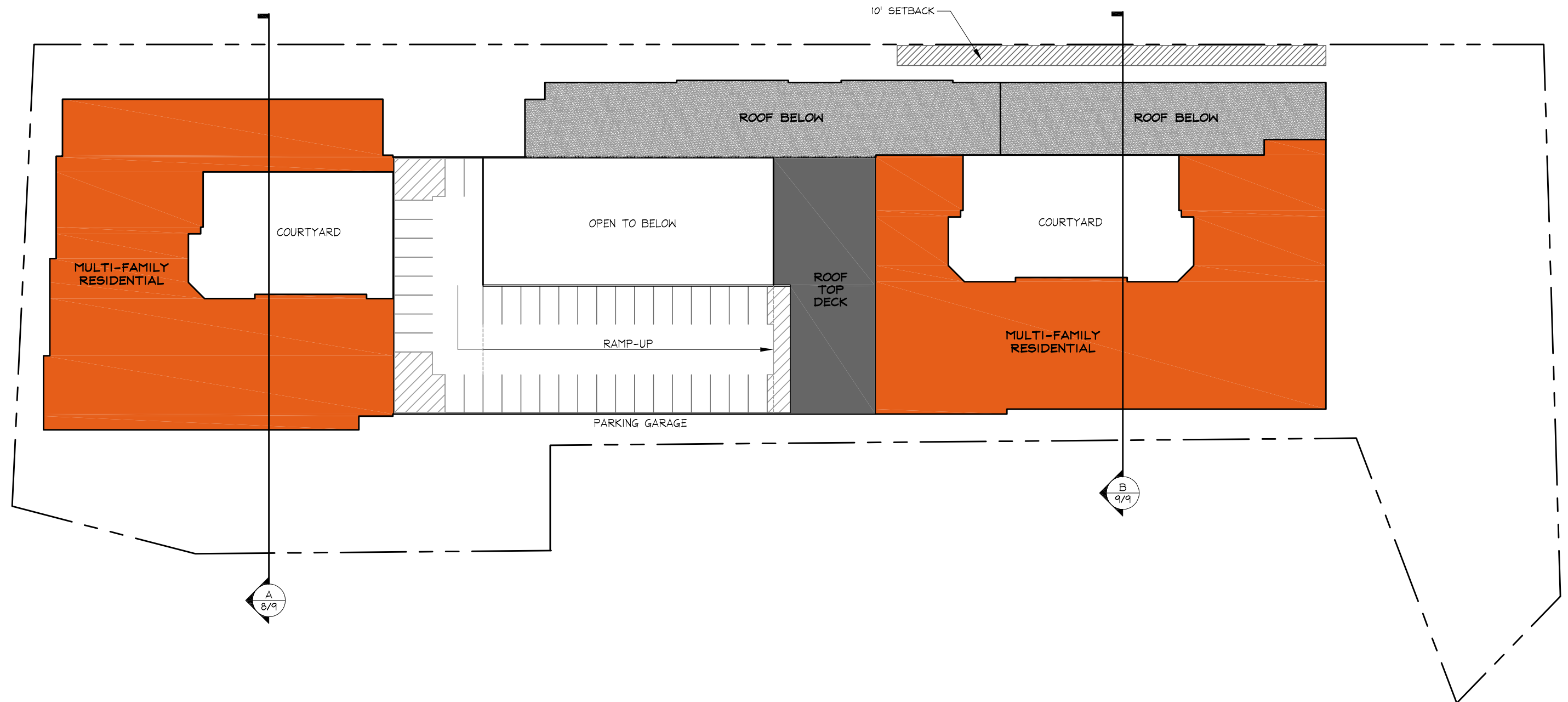
FLOOR PLAN - 2ND FLOOR

Scale: 1"=50'



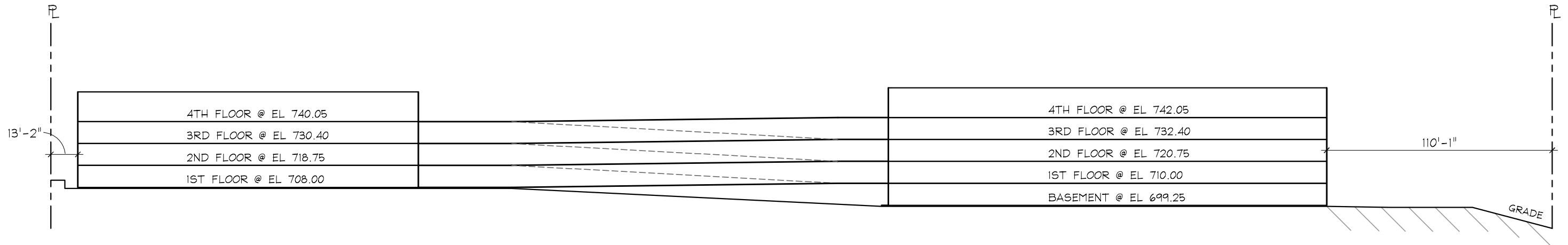
FLOOR PLAN - 3RD FLOOR

Scale: 1"=50'



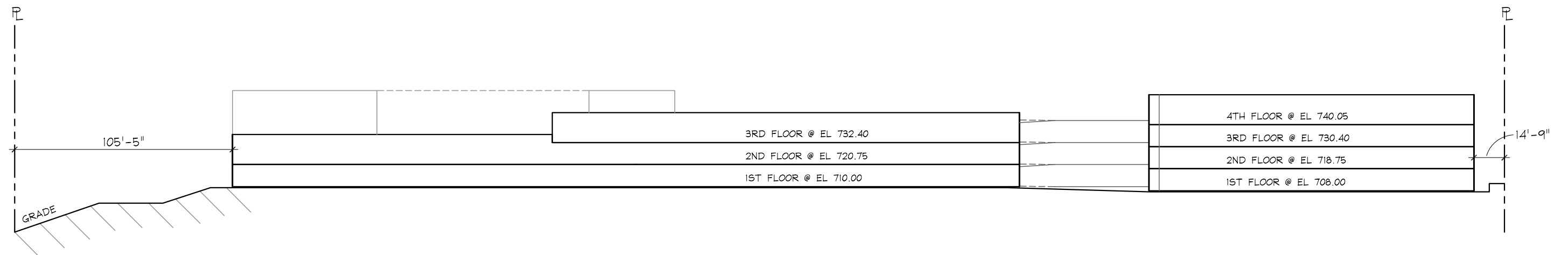
FLOOR PLAN - 4TH FLOOR

Scale: 1"=50'



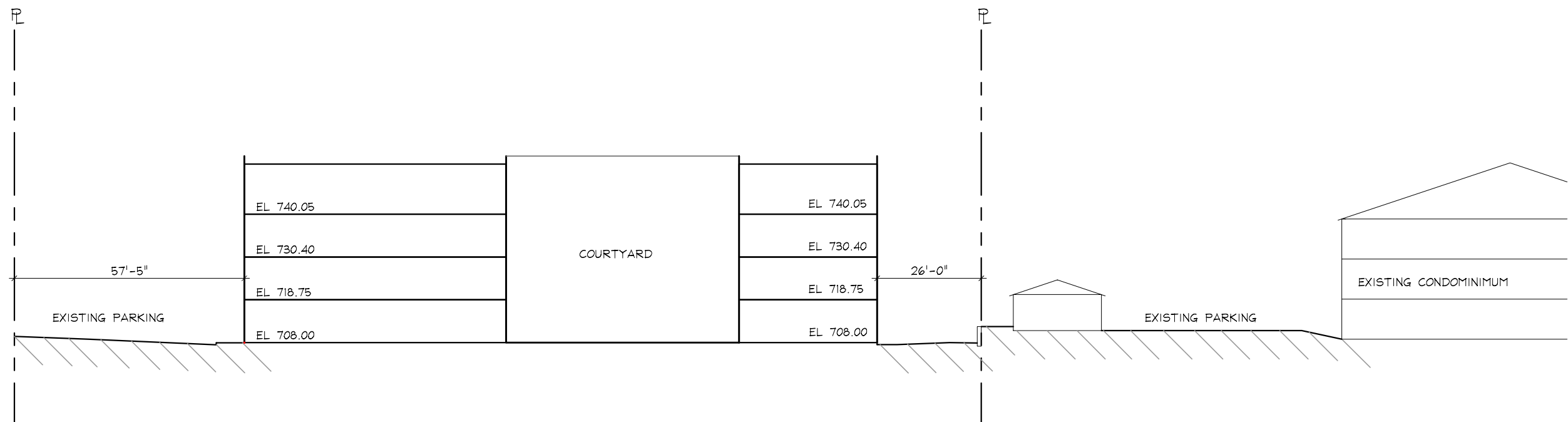
SCHEMATIC ELEVATION - WEST

Scale: 1"=50'



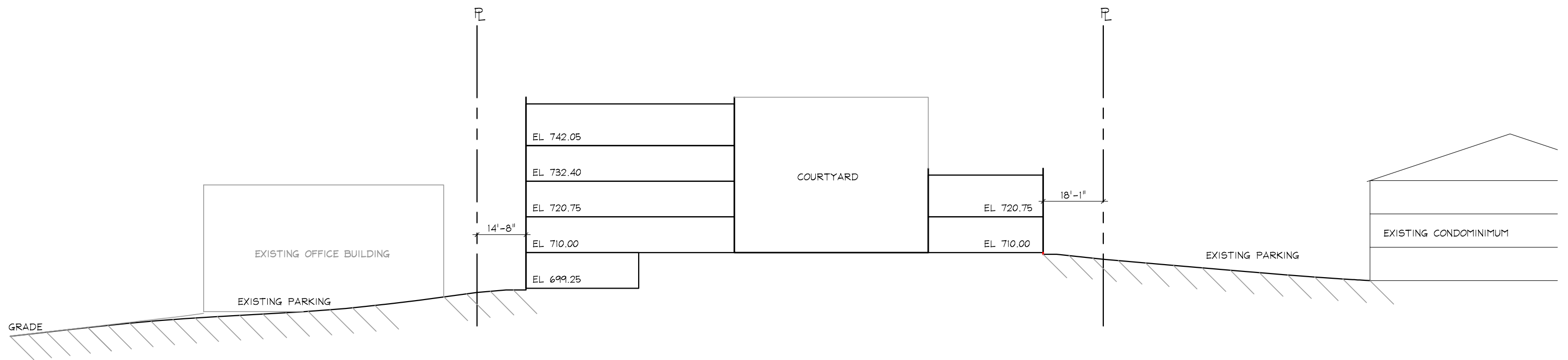
SCHEMATIC ELEVATION - EAST

Scale: 1"=50'



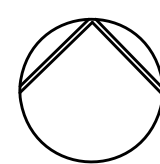
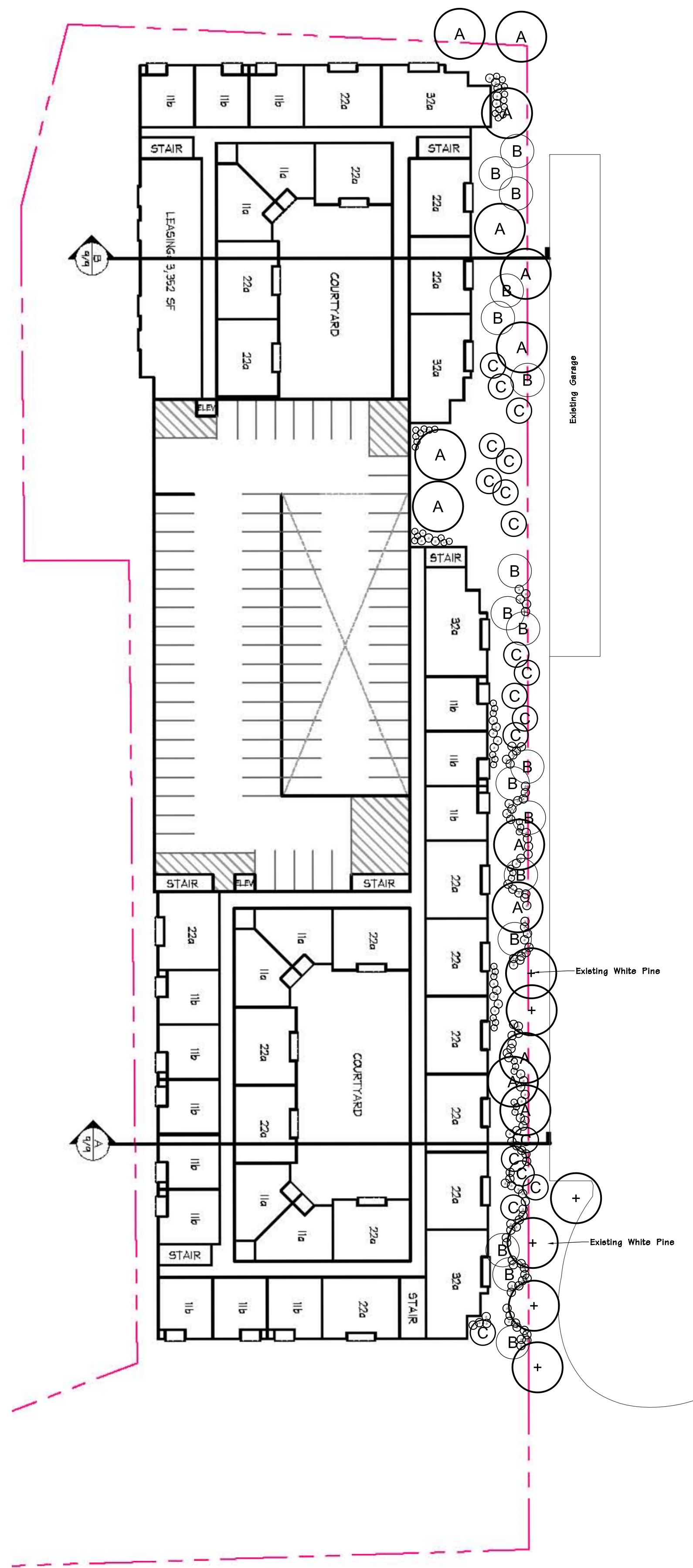
BUILDING SECTION A

Scale: 1"=30'



BUILDING SECTION B

Scale: 1"=30'



Buffer Landscape Plan

SCALE 1"=40'

Preliminary Planting Legend

Symbol	Qty.	Description	Size	Plant Types	Mature Height
A	10	Canopy Tree	3" Cal.	Red Maple	50'-75'
				Pin Oak	55'-75'
				Sycamore	75'-100'
				Bald Cypress	60'-80'
B	17	Flowering Tree	2" Cal.	Red Bud	20'-30'
				Crabapple	18'-25'
				Green Hawthorn	20'-35'
C	18	Evergreen Tree	6' H.	White Pine	50'-80'
				Norway Spruce	40'-60'
⊗	118	Evergreen Shrubs	30-36"	Bayberry	8-9'
				Hicks Yew	6-8'
				Castle Spire Holly	6-8'
⊗	24	Flowering Shrubs	18-24"	Spirea	3-4'
				hydrangea	3-4'
				Itea	3-4'
⊙		Groundcover & Perennials			

- General Notes:
- 1) All disturbed areas will be seeded.
 - 2) Existing trees to remain will be protected during construction if required.
 - 3) Parcel 1 all trees are to be removed.
 - 4) Parcel 2 the trees to be removed are indicated with an X through them.
 - 5) In ground irrigation system to be provided.



10/02/2013
Douglas A. DeLong, Landscape Architect LA-81

Consultants:

The Vanguard at Creve Coeur
Creve Coeur, Mo.
Covington Development, LLC

Revisions:

Date	Description	No.

Drawn: BAD
Checked: DAD

DeLong
andscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com

Sheet Title: Buffer Landscape Plan

Sheet No: L-1

Date: 10/2/2013
Job #: 123.003



city of CREVE COEUR

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**APPLICATION TO PLANNING AND ZONING COMMISSION
#13-003 FOR BOUNDARY ADJUSTMENT AND REZONING OF 5.26 ACRES
TO "CB" CORE BUSINESS DISTRICT, AND A CONDITIONAL USE PERMIT
FOR "THE VANGUARD OF AT CREVE COEUR" MULTI-FAMILY
RESIDENTIAL DEVELOPMENT**

FOR THE MEETING OF: September 16, 2013

LOCATION: 10360 And 10420 Old Olive Street Road

REQUEST: Approval for the boundary adjustment between 10360 and 10420 Old Olive Street Road, rezoning of the 5.26 acres from "GC" General Commercial District to "CB" Core Business District, and for a Conditional Use Permit for the development of a 174 unit multi-family residential community located on the eastern parcel at 10360 Old Olive Street Road. The proposed density is 48.33 units per acre. The existing office building at 10420 Old Olive Street Road will remain.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.370(C)(n) states that multi-family dwellings for owner or rental occupancy of more than twenty (20) dwelling units per net acre requires a conditional use permit. City Council makes the final decision on all rezoning and conditional use permits. The "GC" General Commercial District does not permit residential uses. The Carriage House Condominium property to the east is zoned "AR" Attached Single Family Residential. Two variances for above-ground parking and the setback from Olive Boulevard were granted by the Board of Adjustment on May 16, 2013. This report is an update to the report provided for the meeting of August 5, 2013 and should be read in concert with that report.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "CB" Core Business District?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References

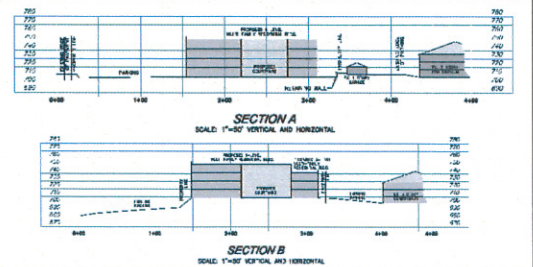
- Commerce Center Action Area
- Design Guidelines
- Pedestrian Plan

Zoning Code References

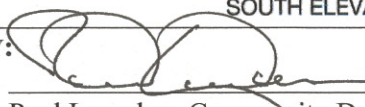
- Section 405.290: "AR" Attached Single-Family Residential District
- Section 405.360: "GC" General Commercial
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1040: Board of Adjustment
- Section 405.1060: Zoning Changes And Text Amendments

APPLICANT: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

PROPERTY OWNER: Dr. Kent Branson
Pavilion Office Park, LLC.
11630 Studt Avenue
Creve Coeur, MO 63141



REPORT PREPARED BY:


Paul Langdon, Community Development Director

9/13/2013
Date

ATTACHMENTS: Applicant's cross-sections submitted September 4, 2013
Petition against project
Draft ordinance.

PROJECT UPDATE

On August 5, 2013, the Planning Commission further reviewed this application and received additional comments from the public. Most of the public comment concerned the appearance of the complex from the Carriage House condominiums. The applicant reviewed plans with the Commission, but there was concern among the members that they did not fully appreciate the character of the space that would be created between the three-story Carriage House and the three and four story Vanguard Apartments. As a result, the Commission voted to continue the discussion to September 3rd to allow the applicant time to prepare cross-section drawings that included both complexes. Those illustrations took longer to prepare than expected and so their presentation was further delayed until September 16th.

Parallel to this discussion, the applicant has been pursuing a text amendment to the Core Business (CB) district to allow residential projects to follow the standard CB setbacks and height limitations. That amendment was passed by the City Council at their meeting on August 26th. As a result, the applicant's plans will not have to change to provide larger setbacks and lower building heights unless specifically required to do so through approval conditions of the conditional use permit and site development plan.

CROSS SECTIONS REVIEW

The applicant's cross sections are attached to this report and reveal a couple of key considerations:

- The proposed building does rise higher than the Carriage House buildings, either because of grade separation or an additional floor. While the peak height of the condominium buildings is close to the parapet height of the apartment buildings, the top level of condominium windows are one level lower than the top level of apartment windows. While this is not unusual in an urban setting or among a collection of tall buildings, it does point out that the new building will completely enclose the views from the Carriage House. As has been pointed out, however, there was never any guarantee that the Carriage House views would be preserved for any length of time and a three story office building that is also allowed under the existing GC zoning would have the same effect. If the members of the Commission believe this to be a logical outcome of the zoning pattern and the Comprehensive Plan goals, then they should focus on details of materials and landscaping to ensure a high quality exterior appearance. If the Commission is not satisfied, they must encourage the applicant to pursue other modifications to the project.
- The additional setback width at the north end of the project has an appreciable effect on the perceived separation from the Carriage House buildings. Combined with more favorable grading (see below), the north end of the project appears to have a lesser impact on the adjacent property. It would be desirable to achieve the same thing on the south end of the project, but that will require significant changes in the site grading.
- Even though the building is set several feet down from the prevailing grade at the north end of the site, it rises approximately 10 feet above the adjacent grades at the south end. While it is an expensive option, the applicant could reduce the elevation of the south end of the building but cutting deeper into the existing hill. This would result in a split-level effect in the building (i.e. a partial lower-level in the south end) and it would likely require trucking a large amount of soil from the site, but it would effectively reduce the apparent height of part of the building relative to the Carriage House. It should be noted that this is not practical for the north half of the building since it would place the windows of the lower level to close to street level which makes those units very difficult to rent and thus unable to help cover the cost of the additional grading.

CONCLUSION AND SUGGESTED ACTION

The proposal represents a substantial change for this site that challenges the current zoning arrangement and raises questions about the outcomes intended by the Comprehensive Plan. If built, the project will result in a four-story residential development, at a greater density than previously built in the area, between a three story office building and two, three-story condominium developments; a pattern that is

clearly more “Core Business” in nature than “General Commercial.” The revised design appears to meet the design guidelines and the landscape regulations are met.

If, after viewing the requested cross-sections, the members of the Planning Commission believe that the project still is not appropriately sized or positioned, then the item should be tabled to allow the applicant to consider options, none of which will be easy to attain at this point since they involve reducing the building or costly site grading, or both. If, however, the Commission Members find that the project meets with the intent of the Comprehensive Plan, that the rezoning of the properties to “CB” District is an appropriate implementation of the Comprehensive Plan goals and provides opportunity for appropriate redevelopment, and that the proposed project and site plan meet all of the standards for approval of the requested conditional use permit, then a recommendation to the City Council on the attached draft ordinance is in order. The rezoning and conditional use permit, along with the associated site development plan, are accommodated in one ordinance and can be disposed in one vote.

Action on the boundary adjustment constitutes a final decision by the Commission and, therefore, requires its own motion and vote. It should be pointed out that action on the boundary adjustment, as a matter of process, should be prior to acting on the project itself. If the members of the Commission are not comfortable acting on the project, the boundary adjustment should not be approved at this time either.

EXAMPLE MOTIONS

The following is an example motion for the boundary adjustment portion of this application:

“I move to approve the boundary adjustment between 10360 and 10420 Old Olive Street Road as discussed in the staff report on Application #13-003 for the meeting of August 20, 2012, subject to the condition that a final boundary adjustment drawing be prepared for signature prior to recording..” (Other conditions may be added, eliminated, altered, and modified by prior motion).

The following is an example motion for the rezoning, conditional use permit and site development plan portions of this application:

“I move to approve the rezoning, conditional use permit and site development plan for the development of the Vanguard Apartments at 10360 and 10420 Old Olive Street Road as discussed in the staff reports on application #13-003, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of September 16, 2013.” (Conditions may be added, eliminated, or modified by preceding motion).

If the Planning and Zoning Commission believes that a recommendation should be held until an undetermined future date, the following is an example motion for tabling the application:

“I move to table application #13-003 for the four-story, 174 unit residential development at 10360 Old Olive Street Road, referred to as The Vanguard at Creve Coeur project to allow the applicant to investigate further solutions to the issues identified by the Planning Commission in our deliberations on September 16, 2013.”

Note that the Commission may choose to continue the discussion to a specific meeting date as they deem necessary.

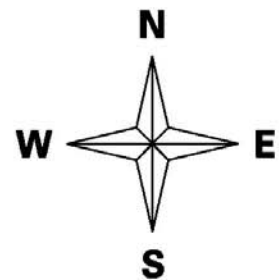
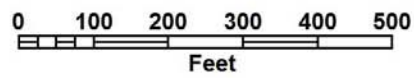
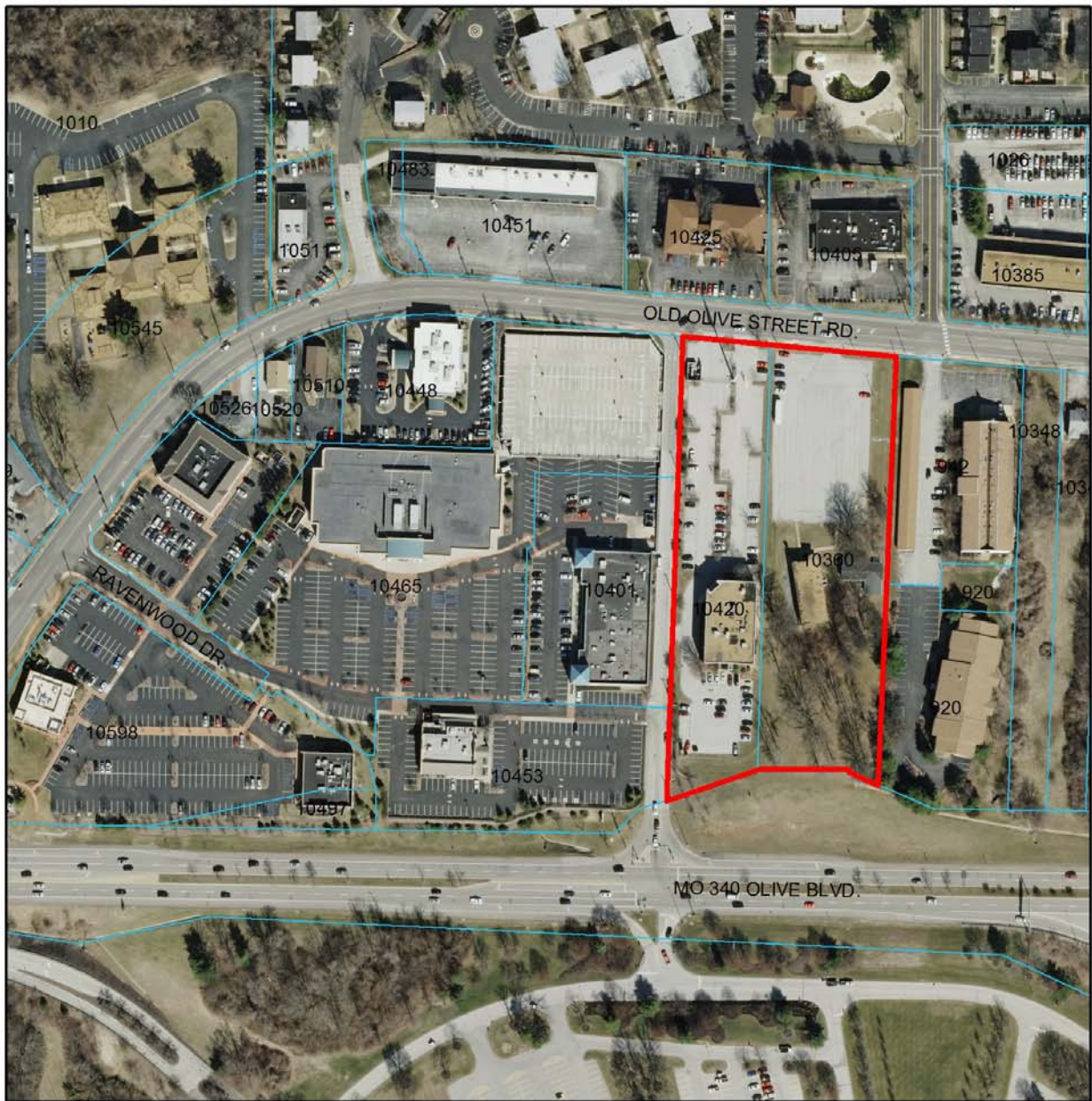
APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: March 7, 2013
	Description: View of the existing buildings on the subject properties from the northeast corner of 10360 Old Olive Street Road.
	Description: View of the existing vacant church looking northeast from the south parking lot of 10420 Old Olive Street Road.
	Description: View of the Carriage House Condominiums from the northeast corner of the subject property boundary.

	Description: View of the Carriage House Condominium south building from the south parking lot of 10420 Old Olive Street Road.
	Description: View looking northeast at the commercial development across Old Olive Street Road.
	Description: View of the existing office structure that will remain on 10420 Old Olive Street Road.

	Description: View of the existing office development looking northwest across Old Olive Street Road.
	Description: View looking west along Old Olive Street Road from the northeast corner of the subject properties.
	Description: View looking east along Old Olive Street Road from the northwest corner of the subject properties, Lou Fusz Service Center on the left and the Carriage House Condominium north buildings on the right.



city of CREVE COEUR

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Key Issues:

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- Does the request meet with the minimum standards of the proposed "CB" Core Business District?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References

- Commerce Center Action Area
- Design Guidelines
- Pedestrian Plan

Zoning Code References

- Section 405.290: "AR" Attached Single-Family Residential District
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St. Louis, MO 63105

PROPERTY OWNER: Dr. Kent Branson
Pavilion Office Park, LLC.
11630 Studt Avenue
Creve Coeur, MO 63141



REPORT PREPARED BY:

Paul Langdon, Community Development Director

8/2/2013
Date

ATTACHMENTS: Applicant's Materials submitted July 11, 2013
Public comment received

DEVELOPMENT HISTORY

The property located at 10360 Old Olive Street Road is 2.73 acres and was originally developed in 1964 as a church and pastoral residence. The lot width is 192.79 feet along Old Olive Street Road. It was subsequently zoned "GC" General Commercial. The church and home have been vacant for approximately seven years. The property located at 10420 Old Olive Street Road is 1.93 acres and was originally built in 1980 as a three-story office building. Currently zoned "GC," the property has non-conforming site coverage of 71%. The applicant will also be purchasing 0.6 acres of excess Olive Boulevard right-of-way from MoDOT to adjoin with 10360 Old Olive Street Road. Total project area is 5.26 acres

The Carriage House Condominiums, located on the 2.8 acre property directly to the east, were developed in 1981 under the "P" Multi-Family District designation. The Phase I building is a three-story, 40-unit residence, and the Phase II building is a three-story, 24 unit residence. Initial approval of the development permitted 40 units for each building. The property was rezoned to "MR" and then to "AR" Attached Single Family Residential District in 1999, and was nonconforming in district size, site density, and site coverage for both "MR" and "AR" designations, which required a minimum district size of five acres and maximum density per acre of 20 units. The density for the site is 23 units per net acre. At the time of the rezoning to "AR," discussion included the impact on any future redevelopment of the property located at 10360 Old Olive Street Road and to the east of the Carriage House, due to the required buffer necessary with the single family designation. For the "GC" District, the minimum buffer yard would be 25 feet.

REVISED PROJECT PROPOSAL

The applicant is seeking to rezone the properties of 10360 and 10420 Old Olive Street Road from "GC" General Commercial to "CB" Core Business District in order to allow for a multi-family development with 48.33 units per acre through the conditional use permit process. Included in the request is a boundary adjustment to adjust the property boundaries between the two lots, to transfer ownership of the access from Old Olive Street Road to the apartment complex, and the inclusion of additional right-of-way from MoDOT. This will create 3.6 acres for the multi-family residence site (Parcel 1) with proposed site coverage of 61%. The existing office building will have a site area of 1.66 acres and the non-conforming site coverage will be decreased from 71% to 69%. However, the adjusted Parcel 2 lot width will be decreased from 126.72 feet along Old Olive Street Road to 76.64 feet, with a cross-access easement for the parking and entrance from Old Olive Street Road.

Below is a close up of the project area:

Figure 1: Existing Lot Configuration

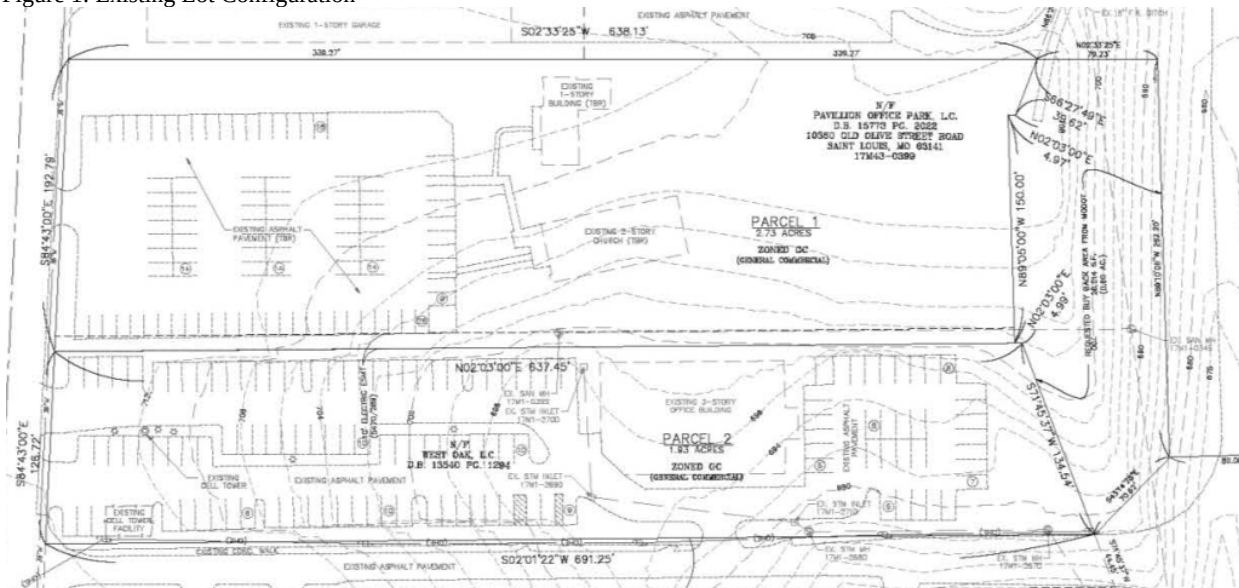
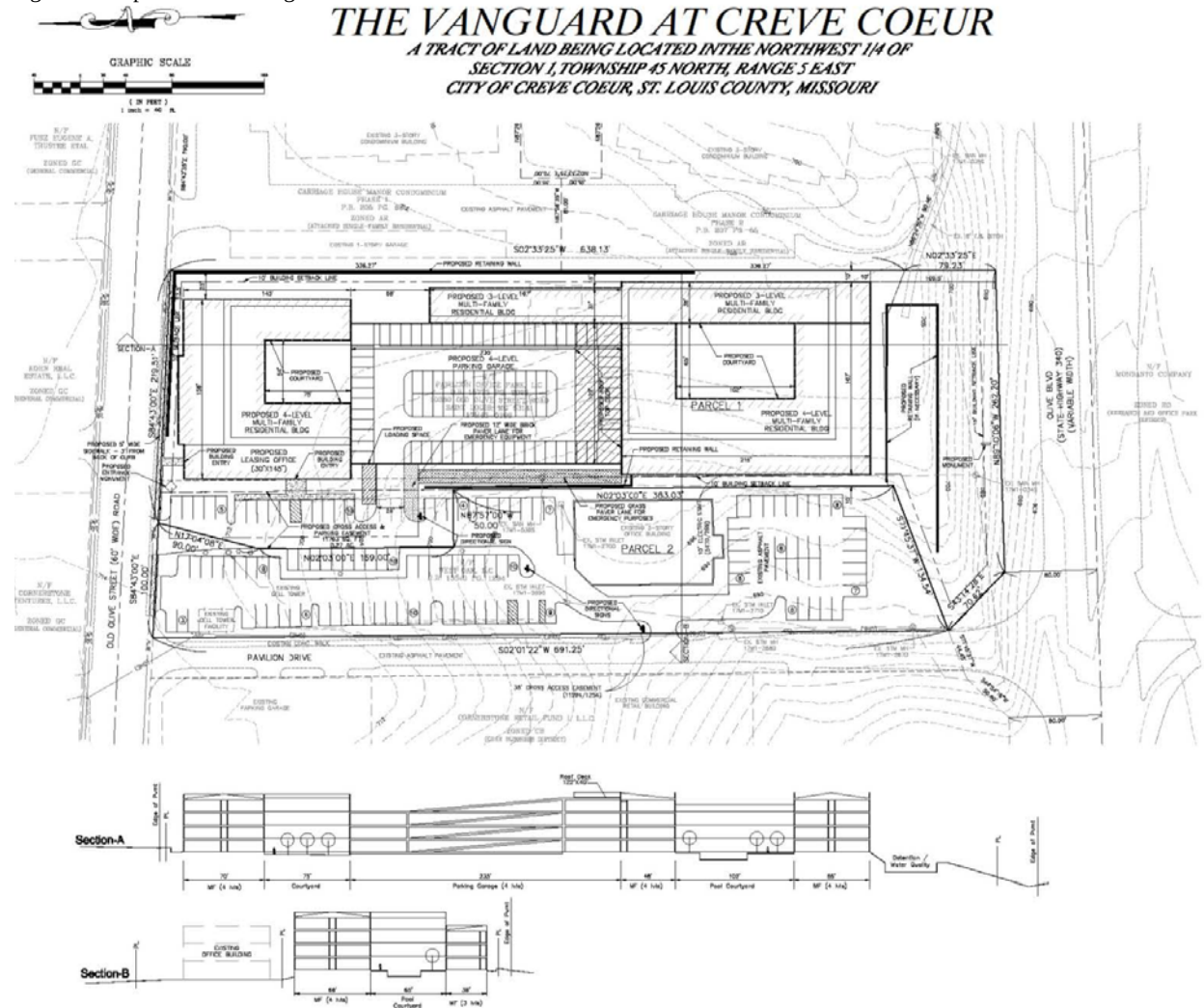


Figure 2: Proposed Lot Configuration



Parcel 1 Multi-Family Residential Development proposal

The development on Parcel 1 includes two main residential buildings with a total of 174 units, situated north and south on the property with the above ground parking structure between them. The Design Guidelines and Zoning Code require for a multi-family residential development (conditional use in the "CB" Core Business district) that a minimum of 50% of the required vehicular parking be provided underground or within a basement garage [Section 405.470(34)(c) multi-family dwellings]. The City of Creve Coeur's Board of Adjustment granted a variance from this requirement, as well as the maximum 80-foot setback requirement along Olive Boulevard on May 16, 2013.

The Board of Adjustment did not approve, however, variances to allow the building within the required setback and sky exposure plane that result from the project being adjacent to the single family residential zoning district (Carriage House). The Board agreed that it seemed odd to apply these regulations to this situation when the Carriage House condominiums are not actually a single-family development, but they felt the problem should be corrected through a text amendment, rather than a site specific variance. As a result, the applicant has applied for the text amendments that will remove the special setback and buffer requirements when the abutting development is not actually single-family residences. This report is, obviously, based on an assumption that the text amendments will be approved since the project would not be moving forward if they are not approved.

The applicant also recognized that the Carriage House residents raised significant concerns with the presentation of the Vanguard east wall to their west sides. The Planning Commission also requested, at the meeting on March 18, that the applicant investigate ways to improve the east façade. In response to these concerns, the building forms have been modified so that a majority of the structure steps down to three stories along the east property line. The parking garage has also been moved westward so that very little of it is visible from the Carriage House property. Finally, most of the building has been shifted west in varying amounts so that the east side setback has changed from a constant 10 feet, to three portions with 10, 15 and 25-foot setbacks moving from south to north. The composition of materials and forms remains largely the same.

Below are the illustrations of the revised development on Parcel 1:

Figure 3: East Elevation



Figure 4: West Elevation

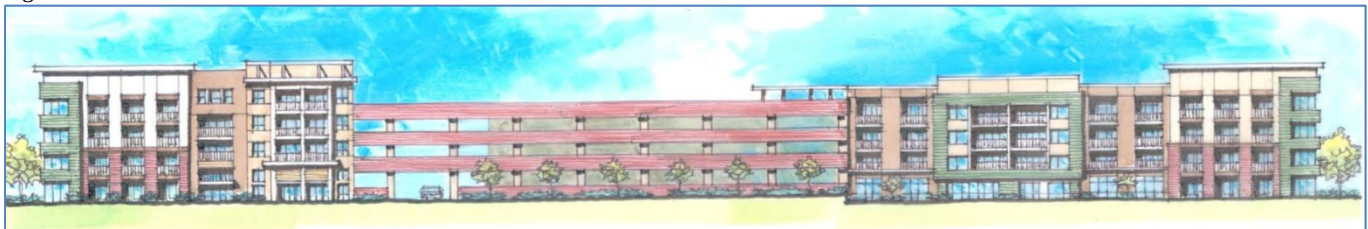


Figure 5: South & North Elevations

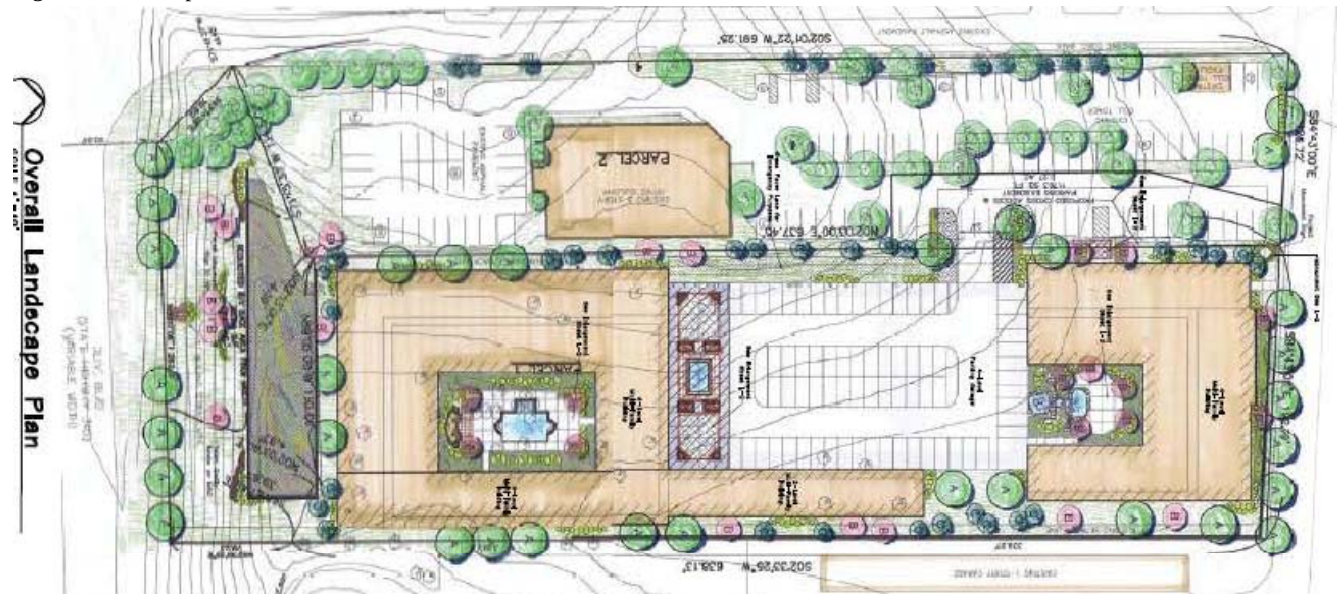


NORTH ELEVATION



SOUTH ELEVATION

Figure 6: Landscape Plan



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office; Retail	“GC” Core Business District	Old Olive Street Road
South	Monsanto	“RO” Research and Office Park District	Olive Boulevard
East	Multi-Family Residential	“AR” Attached Single Family Residential District	NA
West	Retail, Commercial-Creve Coeur Pavilion	“CB” Core Business District	Pavilion Lane

COMPREHENSIVE PLAN REVIEW

As identified in the prior report, it is the Staff opinion that the proposal represents the kind of large-scale, coordinated development that will bring new investment and a new approach to this declining area that is in keeping with the Comprehensive Plan. To the extent that the new configuration also provide more separation and more tree planting along the east boundary to reduce the impact on the Carriage House condominiums, the project also improves on its compatibility with the adjacent residences; another key goal of the Comprehensive Plan.

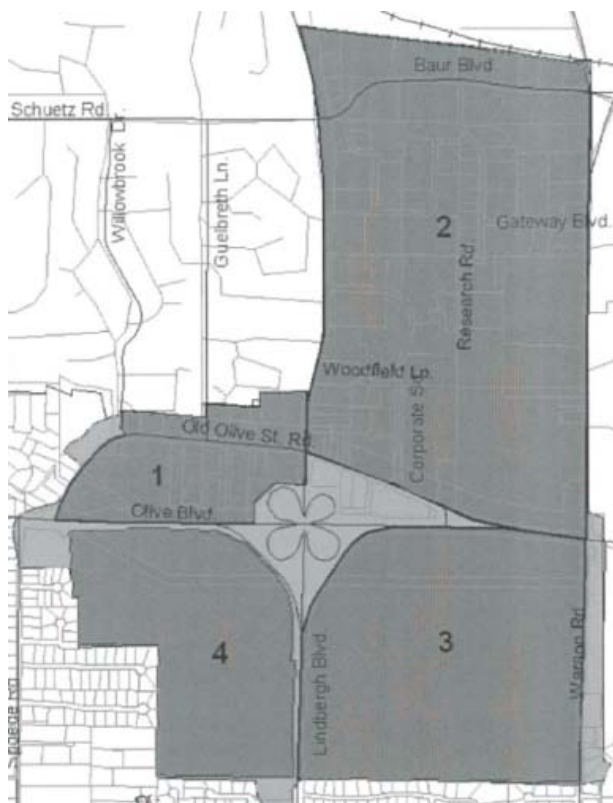


Figure 6: Comprehensive Plan excerpt of the map of the Commerce Center area, with the Key areas designated

The subject property is located in the Commerce Center Action Area of the Comprehensive Plan within the northwest quadrant of Olive Boulevard and Lindbergh Boulevard. The Comprehensive Plan does not provide much direction for this area but characterizes it as a series of underutilized older buildings on irregular lots. The vision for the Commerce Center includes capitalizing on the life science and bio-technical industries where retail shops, restaurants, and personal service business, particularly those providing services to the business and workers in the area, will be encouraged to develop in a small-scale, pedestrian-friendly environment within business parks (page 70).

The Residential Preservation and Economic Development Section states:

3. Encourage the redevelopment of the area between Olive Boulevard and Old Olive west of Lindbergh Boulevard with uses that will serve and complement business park users and their employees. Improve the quality of this development through enforcement of the City's Design Guidelines, and ensure that redevelopment plans include the "green line" park.

4. Upgrade the architectural quality of the building stock as businesses expand or redevelop.

For some locations, the Comprehensive Plan provides specific recommendations for key properties. In the subject area, identified as Commerce Center 1 area, the Comprehensive Plan indicates that previous land use plans identified the desire for strategic land assemblages to ensure orderly and coordinated development, and the possible need for an area plan (Page 75). It further describes the area as: “Old Olive Street, once the major arterial roadway for the area, now takes on a different role by linking the area to the north to Olive and Lindbergh. Older development flanks both sides of the street and may experience redevelopment pressures in the future...” (Page 75). Although there is a lack of specific development recommendations for this area, the overall theme is one of redevelopment with quality projects and providing services to the adjacent research facilities.

A review of this property and many of those around it show that it has been languishing since the Comprehensive Plan was written. The Parcel 1 property has remained vacant, and the church down the street at 10545 Old Olive Street Road is closing after their Easter Service at the end of the month. The aging Willowbrook retail center has not seen any visual improvements in years and the current business climate is not moving toward more small scale retail development. Complicating matters, the lack of connectivity across Lindbergh Boulevard does not lend itself to further retail redevelopment along Old Olive Street Road.

Indeed, the Comprehensive Plan recommendation to align new projects and services with the nearby, and growing, research facilities and Olive Boulevard commercial corridor still appears to be the best path. To this end, the inclusion of new residential units in the area would offer a complementary use to the businesses, particularly in the nearby life-science industries, where many of the employees prefer to live within walking or biking distance from work, and/or within a walking distance to the existing retail and commercial developments. The localized increase in population would also, presumably, increase the customer base for the existing commercial and retail developments and could spur on further redevelopment efforts. So, whether looking only at the change to the subject property or the potential off-site benefits it could bring, providing new quality residential units in this area appears to meet with the intent of the Comprehensive Plan.

DESIGN GUIDELINES REVIEW

The revised structure has a greater articulation of elevations and variety in the roof-line that is recommended by the Design Guidelines. All sides of the building have equal merit, and the landscape along Olive Boulevard has been revised to include the required street trees and a mix of ornamental trees and shrubs on the hillside to more closely address the “green-line park” objective for Olive Boulevard. Currently, MoDOT does not recommend the installation of sidewalks along Olive Boulevard in this location since there are no pedestrian facilities on the Olive Boulevard bridge over Lindbergh Boulevard. It is their preference that all pedestrians move only to the west via Old Olive Street Road. Appropriately, the applicant is proposing street trees along Old Olive Street Road and a new, detached sidewalk is still included. Finally, the surface parking lot shared with the adjacent office building includes extensive interior landscaping and planted breaks in the rows of parking stalls.

ZONING REVIEW

Issues Update

The prior report discussed the merits of rezoning this property to CB, regardless of the particular project proposed. The staff continue to support this rezoning, especially if the Planning Commission and City Council choose to adopt the alternate text amendment allowing only residential development to utilize the typical CB bulk regulations but requiring non-residential development to continue observing the sky exposure plane and the extended buffers abutting the Carriage House condominiums.

As summarized above, the prior report also called out several departures from the current CB regulations, two of which were obviated by variances granted by the Board of Adjustment (the setback from Olive Boulevard and the above-ground parking garage). The other two (the maximum building height and the

setback from Carriage House) will be addressed if one of the two forms of amendment currently before the Planning Commission is approved (see Staff report on Application #13-023).

Conditional Use Permit

Because the project includes more than 20 dwelling units per acre, it does require issuance of a conditional use permit. Section 405.470, Conditional Uses, prescribes the following conditions for any approval:

31. *Multi-family dwellings (conditional use in the "CB" district).*
 - a. *Shall be located on sites of at least three (3) acres.*
 - b. *The average dwelling unit size shall not be less than nine hundred (900) square feet per unit and no unit shall be less than seven hundred fifty (750) square feet.*
 - c. *At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage.*

The proposed site, with the approval of the requested boundary adjustment, will be over three acres. The buildings are based upon satisfaction of the minimum unit size requirements, and the variance granted on May 16th removes the underground parking garage requirement.

With these conditions addressed, staff draws the following conclusions with regard to the minimum standards for approval of a conditional use permit:

1. "Complies with all other applicable provisions of this Chapter including environmental performance standards presented in Section 405.550, the criteria in Section 405.470 and the standards of this Chapter in regard to yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs."
 - Although some issues, such as screening, are subject to the discretion of the Planning Commission and City Council, staff believe all applicable standards have been reasonably met, save for any specific modifications that might be requested by the Commission or Council.
2. "Will contribute to and promote the community welfare and convenience at the specific location."
 - If it is generally agreed that the demand for premium rental housing is increasing in the community with the growth of the high-tech and plant sciences sectors, then the provision of more choices for such housing does promote community welfare and convenience. To the extent that this level of investment in this neighborhood might help improve the overall economic conditions in the area, the project has additional benefits to the community welfare.
3. "Will not cause substantial injury to the value of neighboring property."
 - Determination of value is very difficult when the proposal is for a type of development that is entirely new to an area. Such is the case with this proposal. Nonetheless, the "Commerce Center" area is one that is intended to be dynamic and dominated by commercial development. Carriage House owners are concerned that this project will harm their property values, but if the property were developed as a three-story commercial building the way the current zoning allows by right, staff argue that their values will be harmed even more. Further, the proposed project is built to a higher architectural standard than the condominiums and, compared to vacant property or low-rise commercial, it seems reasonably debatable that the proposal might be the best alternative for the values of this site and those around it.
4. "Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation there from."

- As discussed above, the proposal does appear to meet the provisions of the Comprehensive Plan and the Zoning Code regulations.
5. “Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.”
 - The project will be subject to all standards of the Metropolitan St. Louis Sewer District (MSD) and the City’s Land Disturbance Code and there is nothing inherent in the design that appears to pose a concern with erosion control or stormwater detention.
 6. “Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.”
 - The project, in and of itself, will not impose a burden on the surrounding users or community facilities, and the submitted traffic study concludes that the increase in neighborhood traffic will not reduce conditions to an unacceptable level. City Staff, including Police Traffic Safety officers, are concerned that excessive use of the Pavilion driveway abutting the west property line will create delays at the south end of that driveway. Given that residential populations do not typically show the kind of traffic surges that commercial properties do, and given that there are more efficient routes that are readily ascertainable (using Old Olive to Olive or Lindbergh), it is likely that the long-term traffic impact on the driveway will be acceptable. However, there will probably be a “learning period” where new residents explore the different routes and periods of delay and congestion are possible.

To the extent that the project will create more traffic on Old Olive Street Road, it will also increase the difficulty of making left turns or exiting the other properties. However, there is a continuous center left-turn lane on the street today to help with those turns and the current volumes on Old Olive Street Road are far below the design capacity of the street. MoDOT staff reviewed the site plan and did not identify any issues as they pertain to their rights-of-way. Nonetheless, if the members of the Planning Commission believe that this issue needs to be more fully examined, they should continue the discussion to a subsequent meeting to allow the City’s traffic consultant and MoDOT staff to further evaluate the project and the applicant’s traffic study.

BOUNDARY ADJUSTMENT

The proposal does include a boundary adjustment between the two lots although it is not shown on its own drawing. The effect of the adjustment is to increase the area of the apartments’ lot to at least three acres, while maintaining frontage on Old Olive Street Road for the office building. In the end, the sharing of access and parking across the property lines effectively obscures the distinctions between the properties, and the boundary adjustment should be viewed as a single project. It is typical in commercial developments, where there is a substantial sharing of facilities, for the property lines to largely follow economic priorities rather than a simple, conventional lotting pattern. The site development drawing appears to meet the technical requirements for a boundary adjustment so the adjustment can be approved subject to the condition that a final boundary adjustment plat be prepared for signature prior to recording.

CONCLUSION AND SUGGESTED ACTION

The proposal represents a substantial change for this site that challenges the current zoning arrangement and raises questions about the outcomes intended by the Comprehensive Plan. If built, the project will result in a four-story residential development, at a greater density than previously built in the area, between a three story office building and two, three-story condominium developments; a pattern that is clearly more “Core Business” in nature than “General Commercial.” The revised design appears to meet the design guidelines and the landscape regulations are met. However, there might still be concerns with

the traffic management and the entire project remains contingent upon the passage of the text amendment in Application #13-023.

If the members of the Planning Commission believe that either of these issues warrant further consideration, then the item should be continued to a subsequent meeting. If, however, the Commission Members find that the project meets with the intent of the Comprehensive Plan, that the rezoning of the properties to “CB” District is an appropriate implementation of the Comprehensive Plan goals and provides opportunity for appropriate redevelopment, and that the proposed project and site plan meet all of the standards for approval of the requested conditional use permit, then a recommendation to the City Council on the attached draft ordinance is in order. The rezoning and conditional use permit, along with the associated site development plan, are accommodated in one ordinance and can be disposed in one vote.

Action on the boundary adjustment constitutes a final decision by the Commission and, therefore, requires its own motion and vote. It should be pointed out that action on the boundary adjustment, as a matter of process, should be prior to acting on the project itself. If the members of the Commission are not comfortable acting on the project, the boundary adjustment should not be approved at this time either.

EXAMPLE MOTIONS

The following is an example motion for the boundary adjustment portion of this application:

“I move to approve the boundary adjustment between 10360 and 10420 Old Olive Street Road as discussed in the staff report on Application #13-003 for the meeting of August 20, 2012, subject to the condition that a final boundary adjustment drawing be prepared for signature prior to recording..” (Other conditions may be added, eliminated, altered, and modified by prior motion).

The following is an example motion for the rezoning, conditional use permit and site development plan portions of this application:

“I move to approve the rezoning, conditional use permit and site development plan for the development of the Vanguard Apartments at 10360 and 10420 Old Olive Street Road as discussed in the staff report on application #13-003, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of August 5, 2013.” (Conditions may be added, eliminated, or modified by preceding motion).

If the Planning and Zoning Commission believes that a recommendation should be held until a subsequent meeting, the following is an example motion for a continuance:

“I move to continue application #13-003 for the four-story, 174 unit residential development at 10360 Old Olive Street Road, referred to as The Vanguard at Creve Coeur project, to September 3, 2013, to allow for further examination of the issues identified by the Planning Commission in our deliberations on August 5, 2013.”

Note that the Commission may substitute a different meeting date as they deem necessary.

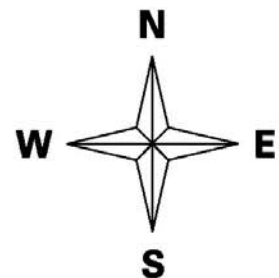
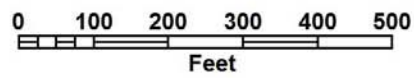
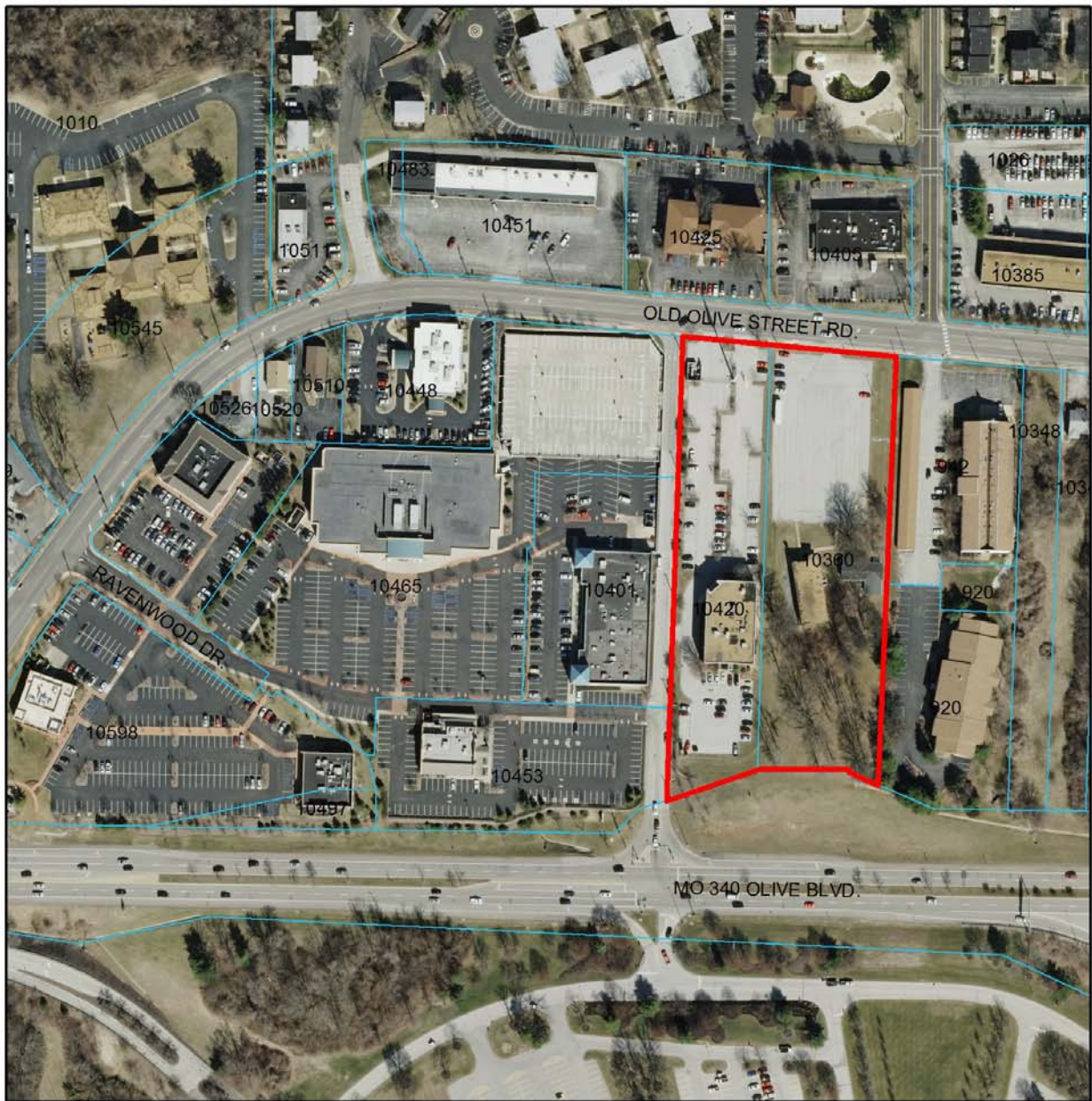
APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: March 7, 2013
	Description: View of the existing buildings on the subject properties from the northeast corner of 10360 Old Olive Street Road.
	Description: View of the existing vacant church looking northeast from the south parking lot of 10420 Old Olive Street Road.
	Description: View of the Carriage House Condominiums from the northeast corner of the subject property boundary.

	Description: View of the Carriage House Condominium south building from the south parking lot of 10420 Old Olive Street Road.
	Description: View looking northeast at the commercial development across Old Olive Street Road.
	Description: View of the existing office structure that will remain on 10420 Old Olive Street Road.

	Description: View of the existing office development looking northwest across Old Olive Street Road.
	Description: View looking west along Old Olive Street Road from the northeast corner of the subject properties.
	Description: View looking east along Old Olive Street Road from the northwest corner of the subject properties, Lou Fusz Service Center on the left and the Carriage House Condominium north buildings on the right.



city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION
#13-003 REZONING OF 5.26 ACRES TO "CB" CORE BUSINESS
DISTRICT, AND A CONDITIONAL USE PERMIT FOR "THE VANGUARD OF
AT CREVE COEUR" MULTI-FAMILY RESIDENTIAL DEVELOPMENT

FOR THE MEETING OF: March 18, 2013

LOCATION: 10360 And 10420 Old Olive Street Road

REQUEST: Approval for the rezoning of 5.26 acres from "GC" General Commercial District to "CB" Core Business District, and for a Conditional Use Permit for the development of a 174 unit multi-family residential community located on the eastern parcel at 10360 Old Olive Street Road. The proposed density is 48.33 units per acre. The existing office building at 10420 Old Olive Street Road will remain.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.370(C)(n) states that multi-family dwellings for owner or rental occupancy of more than twenty (20) dwelling units per net acre requires a conditional use permit. City Council makes the final decision on all rezoning and conditional use permits. The "GC" General Commercial District does not permit residential uses. The Carriage House Condominium property to the east is zoned "AR" Attached Single Family Residential. The designation of this property as single family residential prompts the need for several variances from the Board of Adjustment, scheduled to hear the request on April 18, 2013.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request meet with the minimum standards of the proposed "CB" Core Business District?
- Does the site development plan follow the Design Guidelines?

Comp. Plan References

- Commerce Center Action Area
- Design Guidelines
- Pedestrian Plan

Zoning Code References

- Section 405.290: "AR" Attached Single-Family Residential District
- Section 405.360: "GC" General Commercial
- Section 405.370: "CB" Core Business District
- Section 405.470: Conditional Uses
- Section 405.1040: Board of Adjustment
- Section 405.1060: Zoning Changes And Text Amendments

APPLICANT: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

PROPERTY OWNER: Dr. Kent Branson
Pavilion Office Park, LLC.
11630 Studt Avenue
Creve Coeur, MO 63141



REPORT PREPARED BY: *Whitney Kelly*
Whitney Kelly, AICP, City Planner

3/15/2013
Date

ATTACHMENTS: Applicant's Materials submitted March 8, 2013

DEVELOPMENT HISTORY

The property located at 10360 Old Olive Street Road is 2.73 acres and was originally developed in 1964 as a church and residence. The lot width is 192.79 feet along Old Olive Street Road. It was subsequently zoned "GC" General Commercial. The church and home have been vacant for approximately seven years. The property located at 10420 Old Olive Street Road is 1.93 acres and was originally built in 1980 as a three-story office building. Currently zoned "GC," the property has non-conforming site coverage of 71%. The applicant will also be purchasing 0.6 acres of excess Olive Boulevard right-of-way from MoDOT to adjoin with 10360 Old Olive Street Road. Total project area is 5.26 acres

The Carriage House Condominiums, located on the 2.8 acre property directly to the east, were developed in 1981 under the "P" Multi-Family District designation. The Phase I building is a three-story, 40-unit residence, and the Phase II building is a three-story, 24 unit residence. Initial approval of the development permitted 40 units for each building. The property was rezoned to "MR" and then to "AR" Attached Single Family Residential District in 1999, and was nonconforming in district size, site density, and site coverage for both "MR" and "AR" designations, which required a minimum district size of five acres and maximum density per acre of 20 units. The density for the site is 23 units per net acre. At the time of the rezoning to "AR," discussion included the impact on any future redevelopment of the property located at 10360 Old Olive Street Road and to the east of the Carriage House, due to the required buffer necessary with the single family designation. For the "GC" District, the minimum buffer yard would be 25 feet.

PROPOSED PROJECT

The applicant is seeking to rezone the properties of 10360 and 10420 Old Olive Street Road from "GC" General Commercial to "CB" Core Business District in order to allow for a multi-family development with 48.33 units per acre through the conditional use permit process. Included in the request is a boundary adjustment to adjust the property boundaries between the two lots, to transfer ownership of the access from Old Olive Street Road to the apartment complex, and the inclusion of additional right-of-way from MoDOT. This will create 3.6 acres for the multi-family residence site (Parcel 1) with proposed site coverage of 61%. The existing office building will have a site area of 1.66 acres and the non-conforming site coverage will be decreased from 71% to 69%. However, the adjusted Parcel 2 lot width will be decreased from 126.72 feet along Old Olive Street Road to 76.64 feet, with a cross-access easement for the parking and entrance from Old Olive Street Road.

Below is a close up of the project area:

Figure 1: Existing Lot Configuration

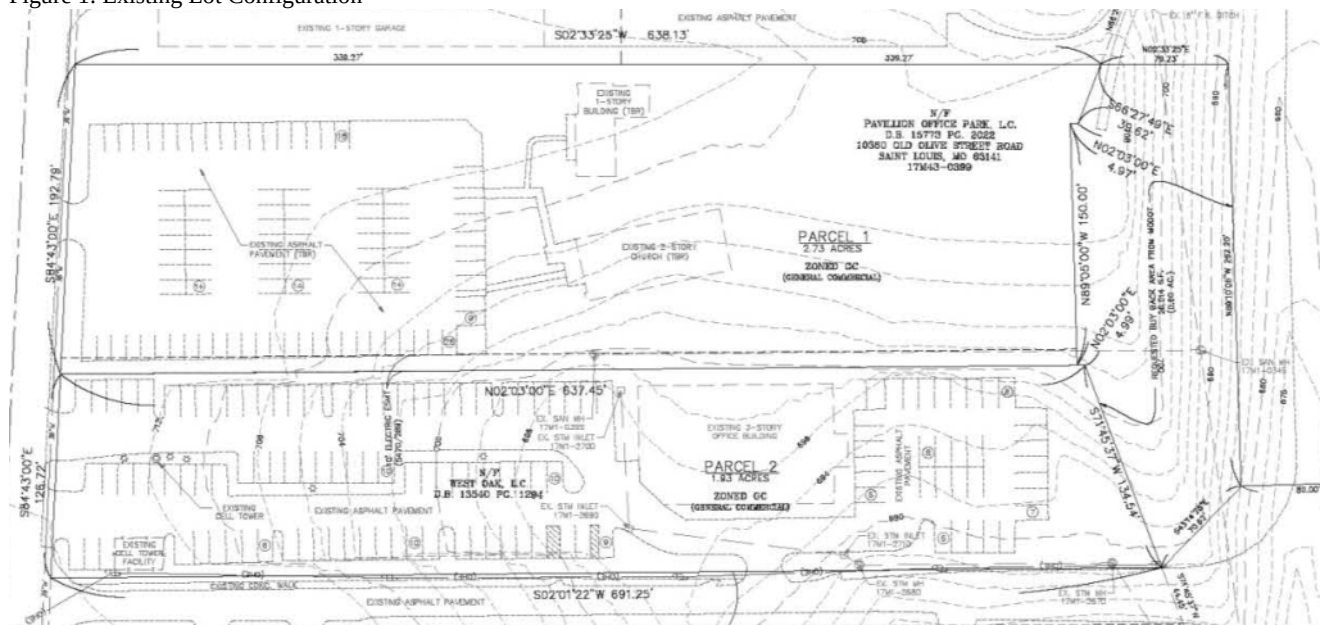
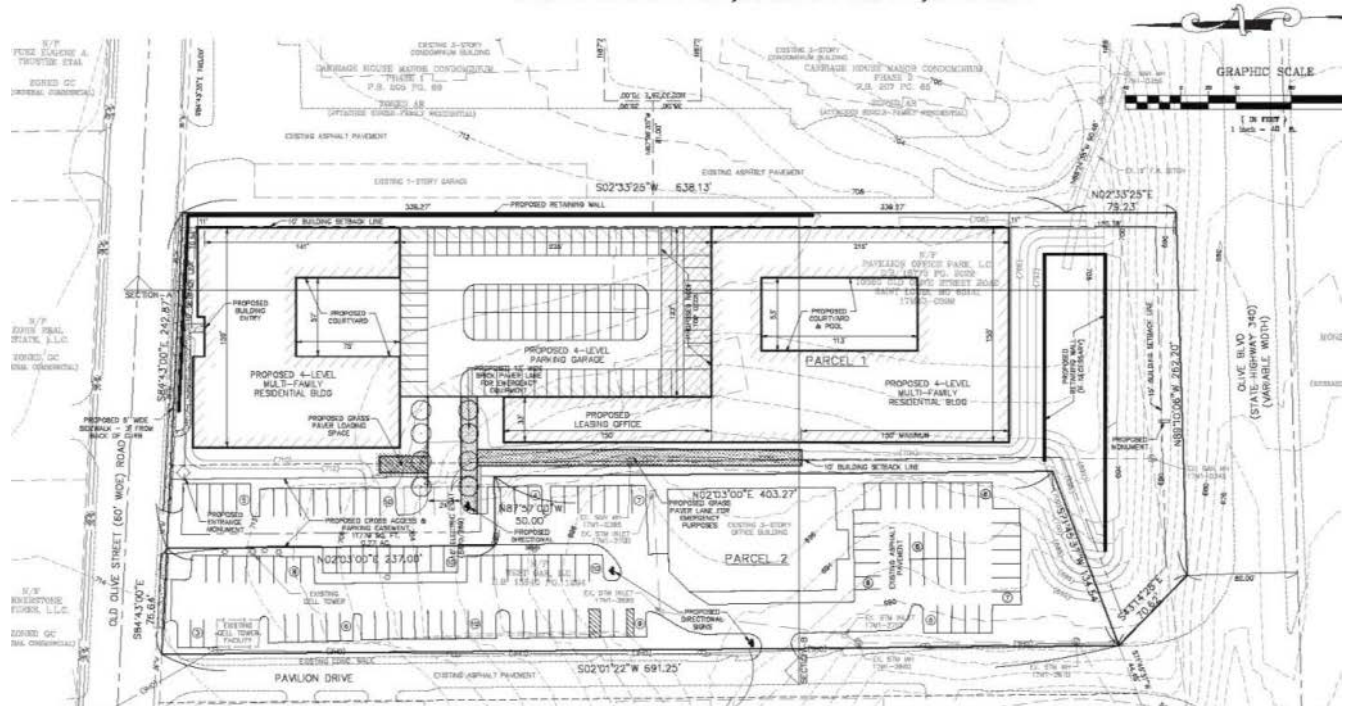


Figure 2: Proposed Lot Configuration



Parcel 1 Multi-Family Residential Development proposal

The development on Parcel 1 includes two main residential buildings with a total of 174 units, situated north and south on the property with the above ground parking structure between them. The Design Guidelines and Zoning Code require, for a multi-family residential development (conditional use in the "CB" Core Business district), that a minimum of 50% of the required vehicular parking be provided underground or within a basement garage [Section 405.470(34)(c) multi-family dwellings]. The applicant currently has an application before the City of Creve Coeur's Board of Adjustment for a variance from this requirement, as well as setback requirements along Olive Boulevard, and the buffer yard requirement from the "AR" District. See discussion below for further information.

Below are the proposed elevations for the development on Parcel 1:



Figure 3: West Elevation

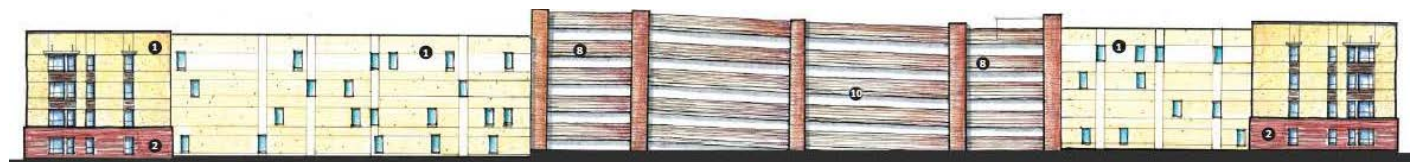


Figure 4: East Elevation



Figure 5: South & North Elevations



Figure 6: Landscape Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office; Retail	“GC” Core Business District	Old Olive Street Road
South	Monsanto	“RO” Research and Office Park District	Olive Boulevard
East	Multi-Family Residential	“AR” Attached Single Family Residential District	NA
West	Retail, Commercial-Creve Coeur Pavilion	“CB” Core Business District	Pavilion Lane

COMPREHENSIVE PLAN REVIEW

The subject property is located in the Commerce Center Action Area of the Comprehensive Plan within the northwest quadrant of Olive Boulevard and Lindbergh Boulevard. The Comprehensive Plan does not provide much direction for this area but characterizes it as a series of underutilized older buildings on irregular lots. The vision for the Commerce Center includes capitalizing on the life science and bio-technical industries where retail shops, restaurants, and personal service business, particularly those providing services to the business and workers in the area, will be encouraged to develop in a small-scale, pedestrian-friendly environment within business parks (page 70).

The Residential Preservation and Economic Development Section state:

3. *Encourage the redevelopment of the area between Olive Boulevard and Old Olive west of Lindbergh Boulevard with uses that will serve and complement business park users and their employees. Improve the quality of this development through enforcement of the City's Design Guidelines, and ensure that redevelopment plans include the "green line" park.*
4. *Upgrade the architectural quality of the building stock as businesses expand or redevelop.*

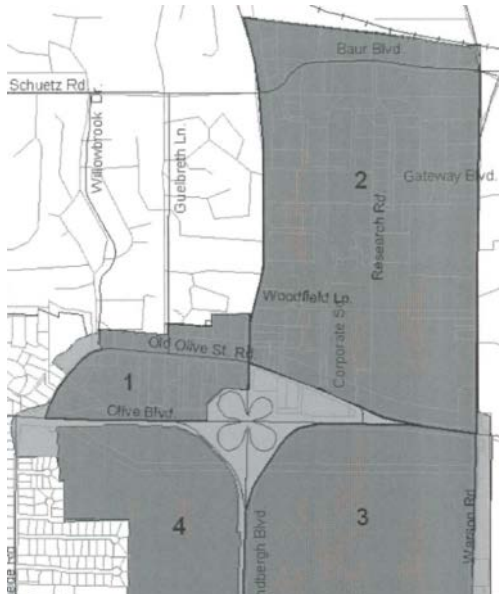


Figure 7: Comprehensive Plan excerpt of the map of the Commerce Center area, with the Key areas designated

For some locations, the Comprehensive Plan provides specific recommendations for key properties. In the subject area, identified as Commerce Center 1 area, the Comprehensive Plan indicates that previous land use plans identified the desire for strategic land assemblages to ensure orderly and coordinated development, and the possible need for an area plan (Page 75). It further describes the area as: "Old Olive Street, once the major arterial roadway for the area, now takes on a different role by linking the area to the north to Olive and Lindbergh. Older development flanks both sides of the street and may experience redevelopment pressures in the future..." (Page 75). Although there is a lack of specific development recommendations for this area, the overall theme is one of redevelopment with quality projects and providing services to the adjacent research facilities.

A review of this property and many of those around it show that it has been languishing since the Comprehensive Plan was written. The Parcel 1 property has remained vacant, and

the church down the street at 10545 Old Olive Street Road is closing after their Easter Service at the end of the month. The aging Willowbrook retail center has not seen any visual improvements in years and the current business climate is not moving toward more small scale retail development. Complicating matters, the lack of connectivity across Lindbergh Boulevard does not lend itself to further retail redevelopment along Old Olive Street Road.

Indeed, the Comprehensive Plan recommendation to align new projects and services with the nearby, and growing, research facilities and Olive Boulevard commercial corridor still appears to be the best path. To this end, the inclusion of new residential units in the area would offer a complementary use to the businesses, particularly in the nearby life-science industries, where many of the employees prefer to live within walking or biking distance from work, and/or within a walking distance to the existing retail and commercial developments. The localized increase in population would also, presumably, increase the customer base for the existing commercial and retail developments and could spur on further redevelopment efforts. So, whether looking only at the change to the subject property or the potential off-site benefits it could bring, providing new quality residential units in this area appears to meet with the intent of the Comprehensive Plan.

DESIGN GUIDELINES REVIEW

The Design Review Guidelines provide specific direction for the redevelopment of properties including the recommendations for high quality, pedestrian scale and walkable areas, and avoid spatial gaps and interruptions along the "streetscape" caused by parking or other non-pedestrian elements, such as building gaps, driveways, and service entries. Further the Design Guidelines provide specific recommendations for Multi-Family/Attached Residential Developments that encourage developments to respect the scale and character of any residential neighborhood. And building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements, with individual dwelling units architecturally expressed. The project includes a new separated sidewalk with a three foot landscaped

buffer, as recommended by in the Pedestrian Plan to create a more pedestrian friendly atmosphere. Overall, the project meets with all of the Design Guidelines recommendations. However, Staff recommends that specific discussion on issues such as the equal treatment of all façades and fulfillment of the “green line park” along Olive Boulevard should be postponed until the Commission has addressed larger issues related to the appropriateness of the development for this site and the expansion of the “CB” District (see below). Also, the viability of the entire project is dependent upon the decisions of the Board of Adjustment in April (see below).

ZONING REVIEW

Appropriate Expansion of the “CB” District

The “CB” district is the only viable option for these two properties because residential uses are not permitted in the existing “GC” district, offices are not allowed in the “AR” Attached Single-family Residential district, and the “CB” district is the only zoning district that would allow, through the conditional use permit process, for the proposed density of 48.33 units per acre, on a site of 3.6 acres.

As with any rezoning, it is important to remember that, should the project never get built, the rezoning will remain and the Commission should be satisfied that all of the uses in the proposed district (“CB” District in this case) are a better option for the subject property. For guidance on this broad question of whether or not any rezoning should be considered, Section 405.1060.E provides the following:

Zoning regulations should be changed if the public welfare is not served by the zoning or if the public interest served by the zoning is greatly outweighed by the detriment to private interests. In making this determination, the City should consider the adaptability of the subject property to its zoned use and the effect of zoning on property value in assessing private detriment. The character of the neighborhood, the zoning and uses of nearby property, and the detrimental effect that a change in zoning would have on other property in the area are relevant to the determination of public benefit.

As indicated above, the area along Old Olive Street Road, west of Lindbergh Boulevard, has been languishing with older commercial developments and very little sustained investment in the existing development or redevelopment. What little has occurred, has been in the form of a few office buildings and a new car showroom (Lou Fusz Subaru), all of which are as easily accomplished under the “CB” district as the “GC” district. In other words, the “GC” district zoning has not served any unique development interest. Further, the small scale development that is the primary focus of the “GC” district has not performed well in this area; it has not had any special benefit to property values and it will never see the volume of traffic that supports the retail development on Olive Boulevard. The area, especially the south side of Old Olive Street Road, is largely removed from residential areas to the north, and if it were to become the “Commerce Center” as it is referred to in the Comprehensive Plan, it will not have detrimental effects on other properties in the area any differently than the other, highly successful, Core Business districts in the City.

Assuming the Planning Commission believes there may be sufficient public or private interests that could be served by the proposed rezoning and the associated project, and regardless of the applicant’s pragmatic interest in the “CB” district, the Commission must also believe that the proposal furthers the purpose of the district. The stated purpose of the “CB” District is:

SECTION 405.370: “CB” CORE BUSINESS DISTRICT

- A. *Purpose And Intent. The “CB” Core Business District is intended by site concept and site development plan approval (see Section 405.1080) to guide and control private development and redevelopment of the major business districts of the City of Creve Coeur in coordination with related public improvements and services. Specifically, the district is intended to:*

1. *Relate the development of retail, office and multi-family residential uses servicing both a City-wide and subregional service area to an adopted development plan for the major business areas including land use, phasing and public improvement elements.*

Although the project has only a minor benefit to public improvements (the reduction in the excess right-of-way on Olive Boulevard), it does expand the multi-family residential presence in an area that wants for more customers and new development. Thus the proposed redevelopment of the site would appear to meet with the overall purpose of the district for the area.

Dimensional Issues

The project area is adjacent to the Pavilion Shopping Center which is zoned "CB" Core Business, so there is no minimum district size issues and both parcels meet the minimum lot area requirement. There are, however, conflicts with a number of other dimensional regulations, as outlined below:

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

- E. *Dimensional Regulations. The following area and yard regulations apply in the "CB" Core Business District.*
 2. *Lot size requirements.*
 - b. *Minimum lot width. One hundred (100) feet.*

As indicated above, the applicant is proposing a boundary adjustment between the two properties, reducing the minimum lot width of Parcel 2 from 126.72 to 76.64 feet. Prior to any boundary adjustment this would need to be revised to meet with the above district requirement. However, since this would not impact the overall development, Staff does see this as a critical issue. Any condition of approval will require this change.

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

- E. *Dimensional Regulations. The following area and yard regulations apply in the "CB" Core Business District.*
 3. *Building bulk regulations.*
 - a. *Maximum structure height. No building or structure shall exceed four (4) stories or sixty (60) feet in height. Developments on lots of three (3) or more acres shall have no height limitations, provided that buildings exceeding six (6) stories or ninety (90) feet in height receive a conditional use permit in accordance with Section 405.1070. In addition, properties adjacent to any single-family residential zoning district shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located forty-five (45) feet above grade and one hundred (100) feet from the property line on the non-residential site and will have a slope of thirty degrees (30°) rising towards the center of the site. No portion of the building or structure shall penetrate this sky exposure plane.*

The applicant has provided the graphic below to demonstrate the conflict between the requirements of the sky exposure plane and the proposed building:

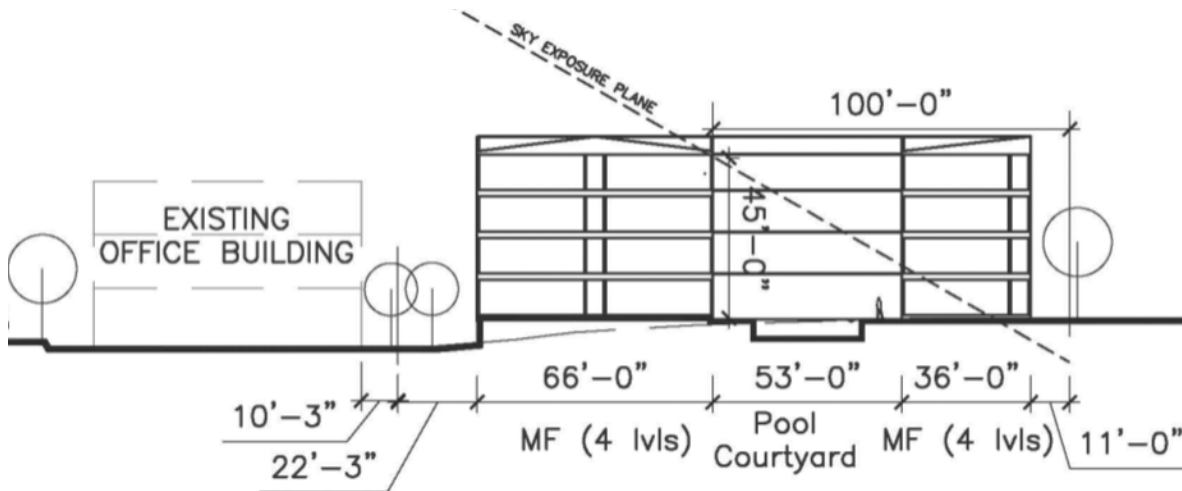


Figure 8: Sky Exposure Plane

The portions of the building above the dashed line labeled “Sky Exposure Plane” are not permissible under this regulation. A variance will be required to build in that area.

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

E. *Dimensional Regulations.* The following area and yard regulations apply in the "CB" Core Business District.

4. *Yard and setback requirements.*

- a. (2) *Maximum front yard for parcels fronting Olive Boulevard. A building or structure shall be located a maximum of eighty (80) feet from established right-of-way. The provisions of Section 405.240 shall prevail if they are stricter than the requirements of this district. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding building placement, shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.*

The applicant is negotiating the purchase of a 120-foot wide strip of additional green space along Olive Boulevard from MoDOT in order to increase the greenspace on the site and provide an area for stormwater detention. However, a condition of the sale of the property is that no structure, nor access, will be allowed within the purchase area. Therefore, the proposed building cannot be located within 80 feet from the reconfigured Olive Boulevard right-of-way, thus raising another question before the Board of Adjustment.

SECTION 405.370: "CB" CORE BUSINESS DISTRICT

E. *Dimensional Regulations.* The following area and yard regulations apply in the "CB" Core Business District.

4. *Yard and setback requirements.*

- d. *Buffer yards. Notwithstanding the provisions of Sections 405.370(E)(4)(b) and 405.370(E)(4)(c) above, any tract or site abutting a single-family residential zoning district shall provide a buffer yard of fifty (50) feet on all sides that abut or adjoin the single-family district. The setback for buildings exceeding three (3) stories or forty-five (45) feet in height shall be increased to two hundred (200) feet. An additional two (2) feet of buffer yard shall be provided for every foot of building height exceeding forty-five (45) feet. The buffer area resulting from*

these setback requirements shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

The proposed side setback is 11 feet, where the typical minimum allowed is 10 feet, but the preceding calls for a 200-foot buffer yard because the building is over three stories and adjacent to an “AR” Attached Single Family Residential District. Even if the building were three stories, it would still not meet the 50-foot buffer yard requirement. It is interesting to note that the requirements for the sky exposure plane and buffer yard would be inconsistent with the recommendations of the Comprehensive Plan and Design Guidelines to avoid spatial gaps and interruptions along the “streetscape”. These are also issues to be before the Board of Adjustment.

Conditional Use Permit

The prerequisites for the conditional use process, as applied to this use, are as follows:

SECTION 405.470: CONDITIONAL USES

34. *Multi-family dwellings (conditional use in the "CB" district).*
- a. *Shall be located on sites of at least three (3) acres.*
 - b. *The average dwelling unit size shall not be less than nine hundred (900) square feet per unit and no unit shall be less than seven hundred fifty (750) square feet.*
 - c. *At a minimum, fifty percent (50%) of the required vehicular parking shall be provided underground or within a basement garage.*

The applicant is proposing to structure the parking above ground between the residential buildings, thus providing an effective screening of the structure along Old Olive Street Road and Olive Boulevard, in keeping with the intent of the Design Guidelines and the above requirements, which is to limit the appearance of such structure. However, the Board of Adjustment will need to grant a variance to allow all of the parking to be above ground. The applicant has indicated that decreasing the height of the development to three floors is cost prohibitive due to the requirement of a structured garage. Further, undergrounding 50% of the parking effectively prohibits any residential development. The developers of the Kings Landing project received a variance based on this same reasoning.

Assistance to the Board of Adjustment

As indicated above, the applicant is pursuing several variances with the Board of Adjustment. In deliberating on the merits of the variances, the Board must contemplate the following findings:

SECTION 405.1110: VARIANCES AND APPEALS

- D. *Criteria For Variances, Generally. The Board of Adjustment shall not grant a variance as authorized herein unless it shall, in each case, make specific written findings of fact directly based upon the particular evidence presented to it that support all of the following conclusions:*
1. *The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;*
 2. *The variance requested is because of a unique hardship not created by the applicant or owner of the property;*
 3. *The granting of the variance shall not adversely affect adjacent property owners or residents;*
 4. *The strict application of the provisions of this Chapter from which a variance is requested will cause severe practical difficulty or extreme hardship for the property owner represented in the application;*
 5. *The variance desired will not adversely affect the public health, safety, order, convenience or general welfare of the community; and*

6. *Granting the variance desired will not violate the general spirit and intent of this Chapter.*

While there is no suggestion here that the Planning Commission should attempt to dictate findings to the Board of Adjustment, it will be difficult for the Board to assess adverse impacts upon the public health, safety, order, convenience or general welfare of the community and determine what the general spirit and intent of the Zoning Ordinance is given the above discussion that raises questions regarding the best way for this property to fulfill the goals of the Comprehensive Plan and fulfill the purposes of the “CB” zoning district. Indeed, absent a need for a variance, it is typically the Planning and Zoning Commission’s purview to determine the appropriateness of the project with the Comprehensive Plan and with Zoning District regulations, as well as the compatibility with the surrounding area. On the other hand, when so many variances are needed, one must question if this project is simply not right for this location.

It is the hope of the staff that by agreeing or disagreeing with the analysis in this report, the Planning and Zoning Commission will generate comments that might assist the Board of Adjustment in its review.

SUMMARY AND RECOMMENDATION

The proposal represents a substantial change for this site that challenges the current zoning arrangement and raises questions about the outcomes intended by the Comprehensive Plan. If built, the project will result in a four-story residential development, at a greater density than previously built in the area, between a three story office building and two, three-story condominium developments; a pattern that is clearly more “Core Business” in nature than “General Commercial.” For the most part, the design considerations regarding the architecture and landscaping are met. However, a full review has not been completed at this time due to the significant issues pending before the Board of Adjustment. As suggested above, staff is seeking direction from the Commission to assist the Board in its review. Specific questions are:

- Does the project meet with the intent of the Comprehensive Plan, or does the lack of direction within the Plan raise too many questions to reach a justifiable conclusion?
- Did the City’s prior action of rezoning the adjacent property to “AR” Attached Single Family Residential create burdens on the adjoining properties that conflict with the Comprehensive Plan?
- Would the proposed residential development offer an acceptable density for the area, or does the Commission wish to see a lower level of development with a maximum of three floors, more in keeping with the existing “GC” District regulations? Does this include residential or only commercial development?

SUGGESTED ACTION

After receiving all testimony and discussing matters at hand, staff request that the Planning and Zoning Commission provide specific direction on the proposal. If the Commission Members find that the proposal is not in keeping with the Comprehensive Plan and are not comfortable with the proposed density that the “CB” District would allow, then they should vote to make a recommendation at the meeting.

If the Commission Members find that the project meets with the intent of the Comprehensive Plan and that the rezoning of the properties to “CB” District provides for the opportunity for further redevelopment, then Staff requests that the Commission vote to continue the matter to a subsequent date following the decision of the Board of Adjustment, in order to incorporate the Board’s decision and prepare the appropriate draft ordinances. The Board of Adjustment is scheduled to review the variance requests at its meeting on Thursday, April 18th. The next Planning and Zoning Commission meeting following will be May 6th.

If the Planning and Zoning Commission agrees that a recommendation should be held until a subsequent meeting, the following is an example motion for a continuance:

“I move to continue application #13-003, the rezoning of 10360-10420 Old Olive Street Road to “CB” Core Business District and the Conditional Use Permit for the four-story, 174 unit residential development at 10360 Old Olive Street Road, referred to as The Vanguard Creve Coeur project, to May 6, 2013, to allow for Staff to prepare the draft ordinances.”

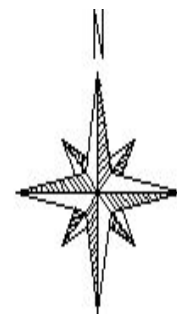
Note that the Commission may substitute a different meeting date as they deem necessary.

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.



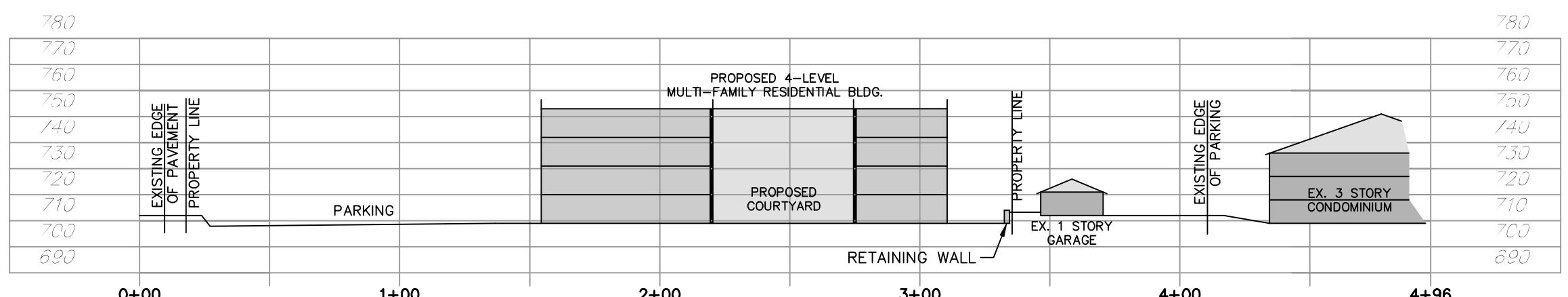
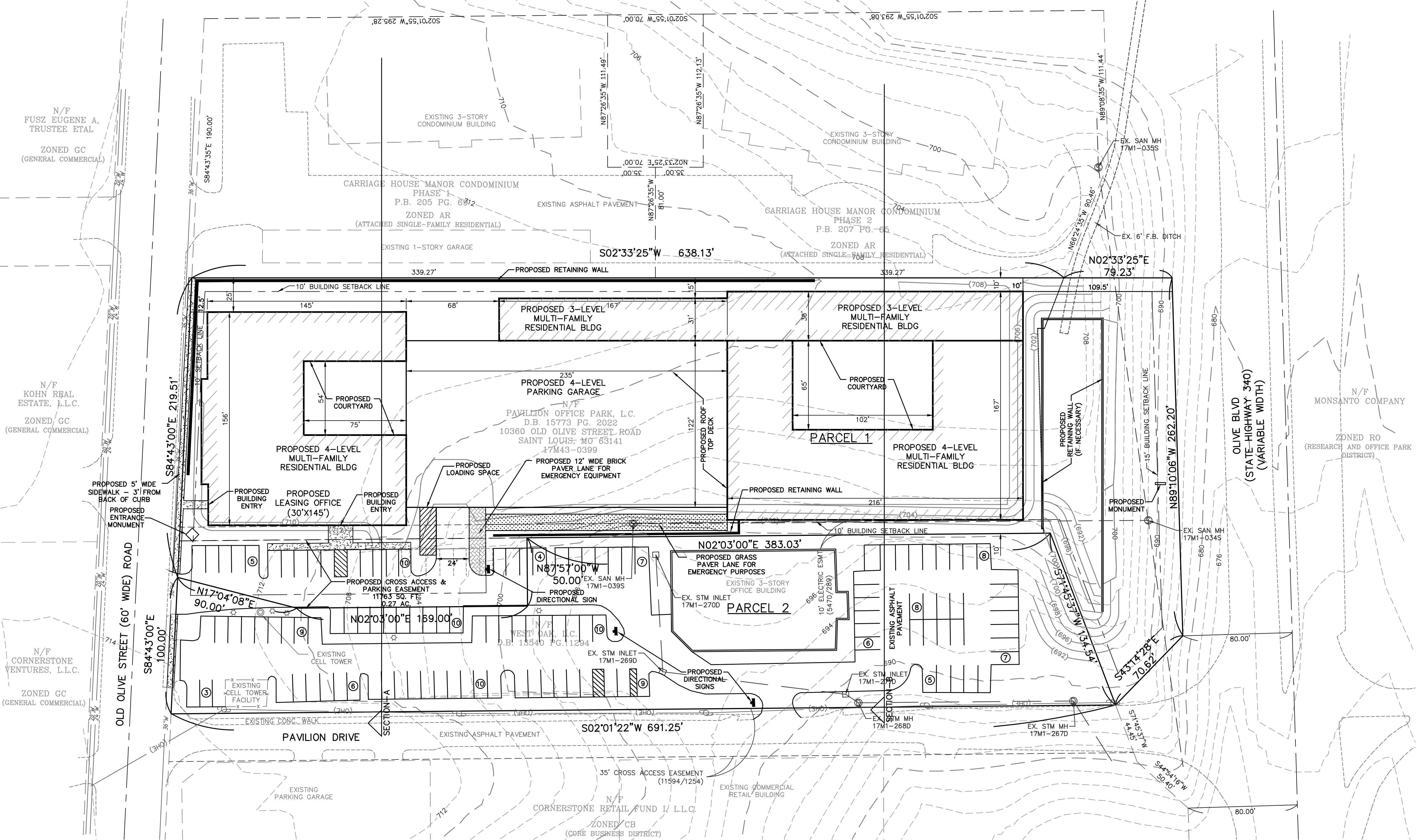
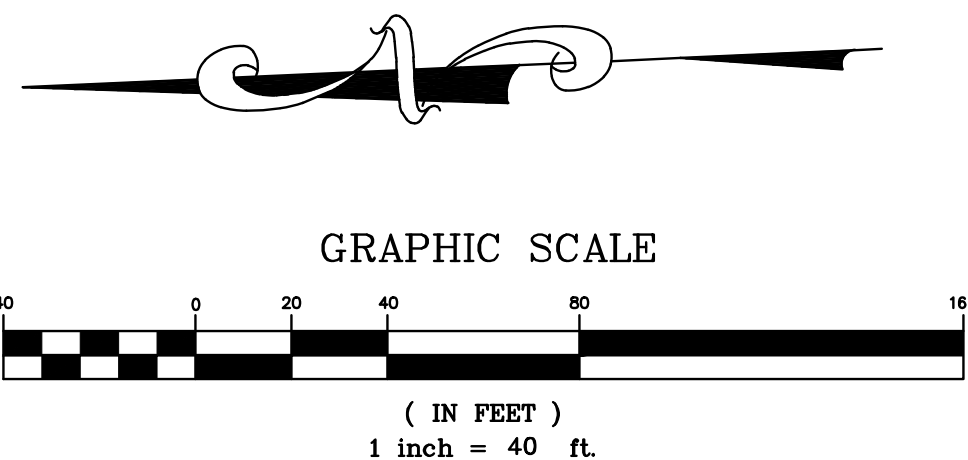
APPENDIX 4: SITE PHOTOGRAPHS	Photo Date:
	Description: View of the existing buildings on the subject properties from the northeast corner of 10360 Old Olive Street Road.
	Description: View of the existing vacant church looking northeast from the south parking lot of 10420 Old Olive Street Road.
	Description: View of the Carriage House Condominiums from the northeast corner of the subject property boundary.

	Description: View of the Carriage House Condominium south building from the south parking lot of 10420 Old Olive Street Road.
	Description: View looking northeast at the commercial development across Old Olive Street Road.
	Description: View of the existing office structure that will remain on 10420 Old Olive Street Road.

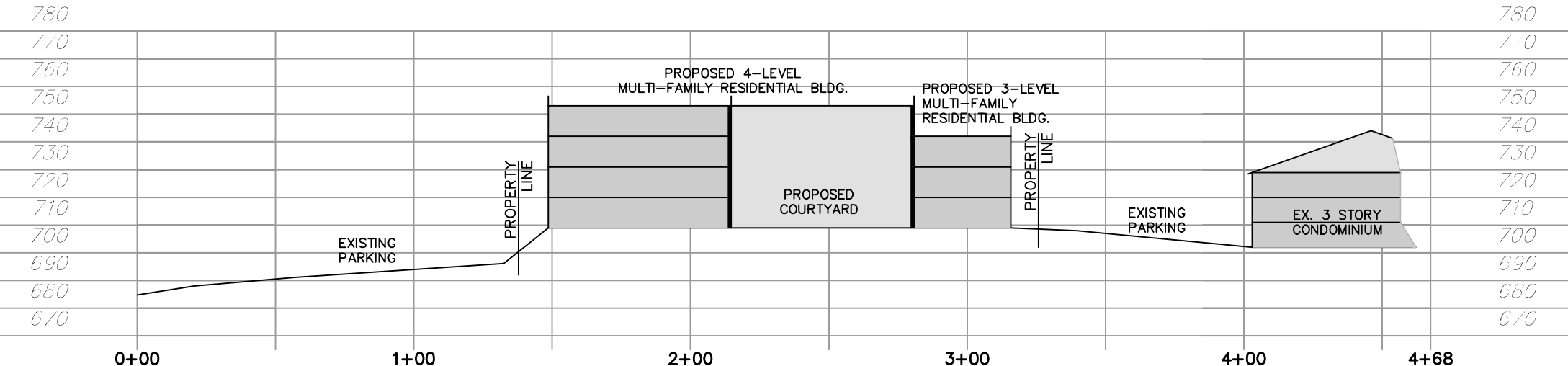
	Description: View of the existing office development looking northwest across Old Olive Street Road.
	Description: View looking west along Old Olive Street Road from the northeast corner of the subject properties.
	Description: View looking east along Old Olive Street Road from the northwest corner of the subject properties, Lou Fusz Service Center on the left and the Carriage House Condominium north buildings on the right.

THE VANGUARD AT CREVE COEUR

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



SECTION A
SCALE: 1"=50' VERTICAL AND HORIZONTAL



SECTION B
SCALE: 1"=50' VERTICAL AND HORIZONTAL

- GENERAL NOTES:
- THIS SITE IS IN THE FOLLOWING DISTRICTS:
MSD SEWER DISTRICT
CREVE COEUR FIRE PROTECTION DISTRICT
LADUE SCHOOL DISTRICT
 - THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER DISTRICT
AMEREN UE
LACLEDE GAS COMPANY
 - SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY MSD.
 - STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF CITY OF CREVE COEUR AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
 - THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS TO BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS. ALL SEWERS SHALL BE A MINIMUM OF 10' FROM THE BUILDING, EXCEPT AS SHOWN ON THE PLANS.
 - GRADING SHALL BE PER CITY OF CREVE COEUR STANDARDS.
 - LIGHTING OF DRIVES AND PARKING AREAS SHALL BE PER CITY OF CREVE COEUR STANDARDS.
 - ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND COMPLY WITH CITY OF CREVE COEUR ADA STANDARDS.
 - THIS PLAT IS NOT FOR RECORD.
 - NO KNOWN WETLANDS ARE ON THE SUBJECT PROPERTY.
 - NO GRADED SLOPES SHALL EXCEED 3 FEET (horizontal) TO 1 FOOT (vertical).
 - ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

ISSUE	REMARKS/DATE
1	2-19-13 REV. PER CITY/CLIENT COMMENTS
2	3-8-13 REV. PER CITY/CLIENT COMMENTS
3	7-10-13 REV. PER CITY/CLIENT COMMENTS

Covington Development, LLC
135 North Meramec Avenue, Suite 500
St. Louis, Missouri 63105
Ph. 314-727-2424
Fax 314-727-2434

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63120
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

The Vanguard
at Creve Coeur
CREVE COEUR, MISSOURI
SITE CONCEPT PLAN
SITE IMPROVEMENTS

Date: 7/10/2013
Rodney Arnold
License No. PE-2002016612
Civil Engineer

Job Number
12-09-241
Date
09-04-13
Designed: _____ Sheet
Drawn: _____ **1**
Checked: _____ PRE

MSD Base Map 17M
MSD P #
Highway & Traffic #

The Vanguard at Creve Coeur

Creve Coeur, Missouri

*A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI*



EXISTING PROJECT DATA – PARCEL 1

1. GROSS AREA: 2.73 ACRES
2. EXISTING ZONING: GC - GENERAL COMMERCIAL
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 0.99 ACRES = 36%
TOTAL GREEN SPACE OF PARCEL: 1.74 ACRES = 64%

EXISTING PROJECT DATA – PARCEL 2

1. GROSS AREA: 1.93 ACRES
2. EXISTING ZONING: GC - GENERAL COMMERCIAL
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.37 ACRES = 71%
TOTAL GREEN SPACE OF PARCEL: 0.56 ACRES = 29%

EXISTING PROJECT DATA - MODOT BUY BACK

1. GROSS AREA: 0.60 ACRES
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 0.01 ACRES = 2%
TOTAL GREEN SPACE OF PARCEL: 0.59 ACRES = 98%

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS (COMMUNITY PANEL NUMBER 29159C0166) & DATED AUGUST 23, 2000, THIS PROPERTY DOES NOT LIE WITHIN AREAS OF 500-YEAR FLOOD.

SURVEYOR CERTIFICATION:

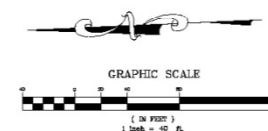
THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JANUARY 2013, AT THE REQUEST OF CONINGTON DEVELOPMENT, LLC, PREPARED A SITE CONCEPT PLAN OF "THE VANGUARD AT CREVE COEUR" A TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 48 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (TO CSR 30-2 AND 4 CSR 30-18 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY
MO. REG. L.S. — #2336

GEORGE J. DOWER — VICE PRESIDENT

MSD Base Map 17M
MSD P #
Highway & Traffic #

EXISTING	LEGEND	PROPOSED
—S&T— 1/2" 5/8"	CONTOURS	(-142)
	SPOT ELEVATIONS	XXX-X
	CENTER LINE	
	BOUNDARY LINE	
	TREE LINE	
	FENCE	
	SILTATION CONTROL FENCE	
	STORM DRENCH	
	SHADYWAY SCUMPS	
	CATCH BASIN	
	AREA INLET	
	GRADED INLET	
	DOUBLE CURB INLET	
	STORM WHOLE	
	SHADYWAY MANHOLE	
	FLARED END SECTION	
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST H.C.	
	PAYMENT	
	GAS MAIN & SIZE	
	WATER MAIN & SIZE	
	TELEPHONE	
	ELECTRIC (C) UNDERGROUND	
	ELECTRIC (C) OVERHEAD	
	FLOW LINE	
	TO BE REMOVED	
	TO BE REMOVED & RELOCATED/REPLACED	
	ONE	
	TOP OF CURB	
	LIGHT STANDARDS	
	STREET SIGN	
	PARKING STALLS	
	YARD LIGHT	



SIGLE	REMARQUE DATE
1	2-19-13 REV. PER CITY/CLIENT COMMENTS
2	3-6-13 REV. PER CITY/CLIENT COMMENTS

Covington Development, LLC
135 North Meramec Avenue, Suite 500
St. Louis, Missouri 63105
Ph. 314-727-2424
Fax 314-727-2434

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgardner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8644

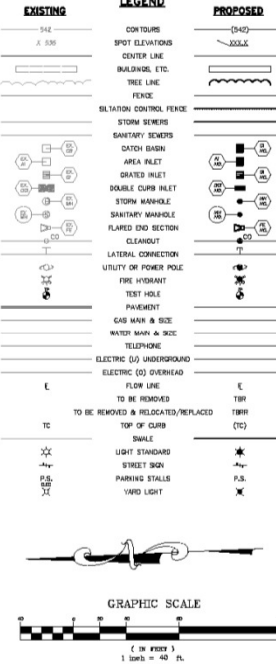
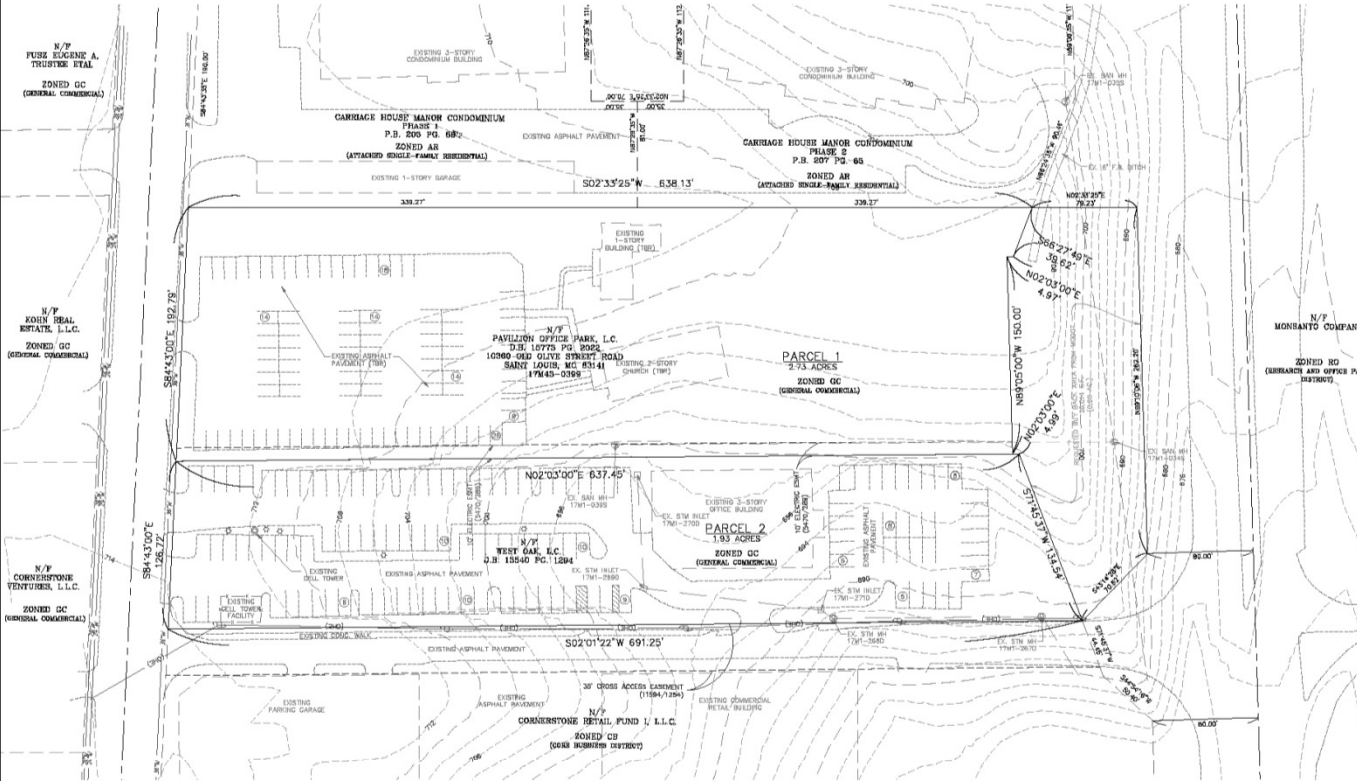
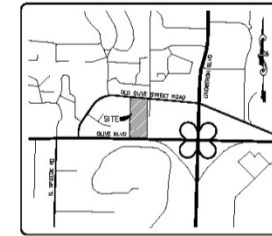
*The Vanguard
at Creve Coeur*
CREVE COEUR, MISSOURI
ONE CONCEPT ON A MISSION

Date: 3/6/2013
Rodney Arnold
License No. PE-200216

Job Number		12-09-241
Date		1/18/2013
Designed:	Sheet	1.7
Drawn:		
Checked:		

THE VANGUARD AT CREVE COEUR

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



EXISTING PROJECT DATA - PARCEL 1

1. GROSS AREA: 3.73 ACRES
2. EXISTING ZONING: GC - GENERAL COMMERCIAL
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 0.99 ACRES = 26%
TOTAL GREEN SPACE OF PARCEL: 1.74 ACRES = 54%

EXISTING PROJECT DATA - PARCEL 2

1. GROSS AREA: 1.93 ACRES
2. EXISTING ZONING: GC - GENERAL COMMERCIAL
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.37 ACRES = 71%
TOTAL GREEN SPACE OF PARCEL: 0.56 ACRES = 29%

EXISTING PROJECT DATA - MODOT BUY BACK

1. GROSS AREA: 0.40 ACRES
3. SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 0.01 ACRES = 2%
TOTAL GREEN SPACE OF PARCEL: 0.39 ACRES = 98%

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS (COMMUNITY PANEL NUMBER 891802AS 2 DATED AUGUST 23, 2000), THIS PROPERTY DOES NOT LIE WITHIN AREAS OF 500-YEAR FLOOD.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE, DURING THE MONTH OF JANUARY 2013, AT THE REQUEST OF CONINGTON DEVELOPMENT, LLC, PREPARED A SITE CONCEPT PLAN OF "THE VANGUARD AT CREVE COEUR", A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (CS-30-2 AND 4 CS-30-16 EFFECTIVE DATE: DECEMBER 30, 1993).

THE STERLING COMPANY
REG. NO. 115 - #233M
GEORGE J. GOMEZ - VICE PRESIDENT

MSD Base Map 17M
MSD P # 8
Highway & Traffic #

EXISTING CONDITIONS

NO.	DATE	REVISION	BY	CHKD.	APP'D.
1	12-09-2013	PRELIMINARY	JG		
2	12-09-2013	REVISED	JG		
3	12-09-2013	REVISED	JG		

Conington Development, LLC
135 North Main Street, Suite 500
St. Louis, Missouri 63105
Ph: 314-487-4440 Fax: 314-487-4444
Corporate Certificate of Authority #001548

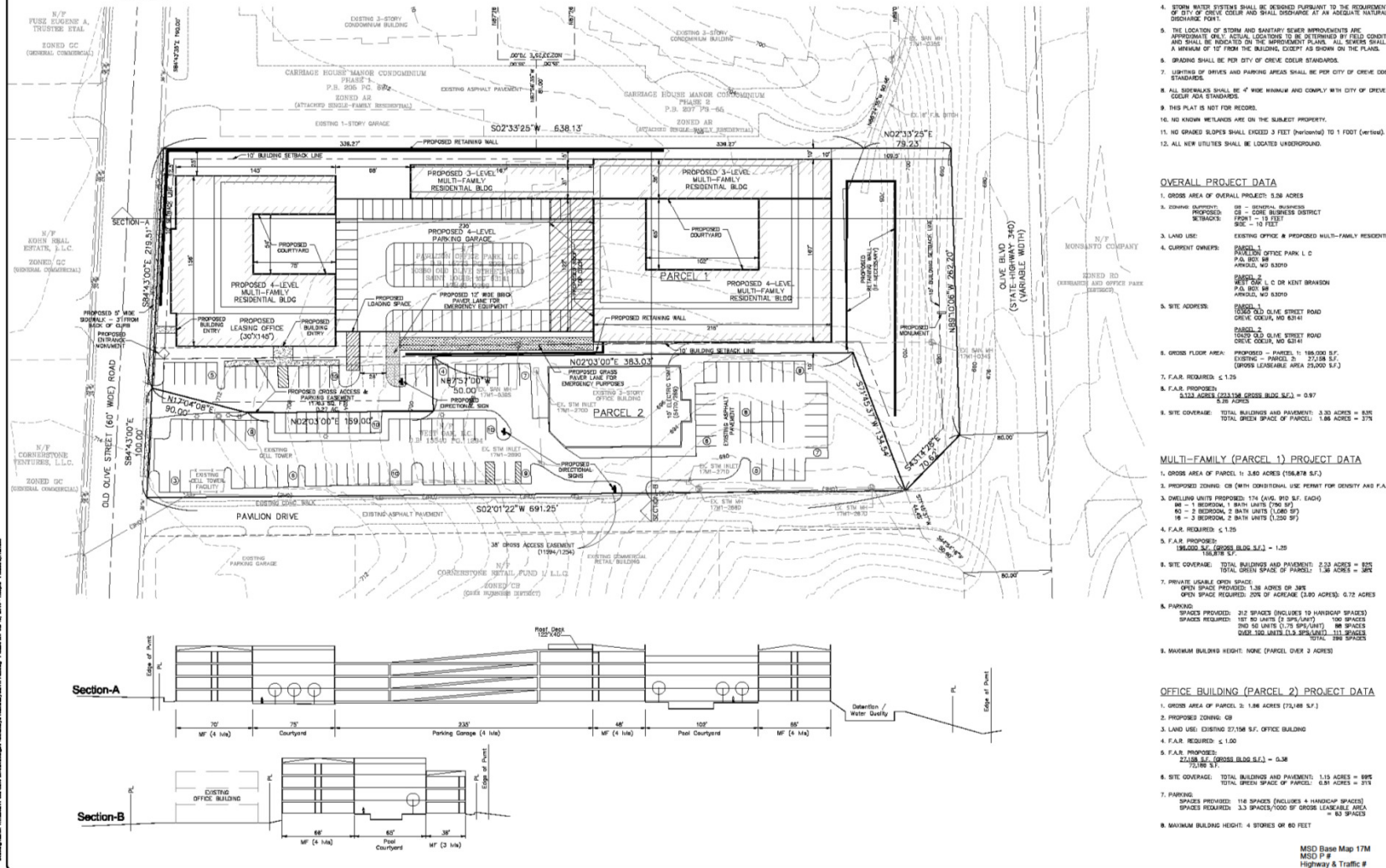
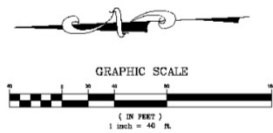
THE STERLING
ENGINEERS & SURVEYORS
5000 New Baltimore Road
St. Louis, Missouri 63112
Ph: 314-487-4440 Fax: 314-487-4444
Corporate Certificate of Authority #001548

The Vanguard
at Creve Coeur
CREVE COEUR, MISSOURI
SITE CONCEPT PLAN
EXISTING CONDITIONS

Date: 7/19/2013	Revised: 12-09-2013
License No. PE-2002010612	Job Number: 12-09-241
Drawn: 1/18/2013	Sheet: 1.1
Checked: PRE	

THE VANGUARD AT CREVE COEUR

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
MID RIVER DISTRICT
CREVE COEUR FIRE PROTECTION DISTRICT
LAUREL SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER DISTRICT
NORTH MISSOURI GAS COMPANY
- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY MWD.
- STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF CITY OF CREVE COEUR AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS TO BE DETERMINED BY FIELD CONDITIONS AND SHALL BE LOCATED ON THE IMPROVEMENT PLANS. ALL SEWERS SHALL BE A MINIMUM OF 12" FROM THE BUILDING, EXCEPT AS SHOWN ON THE PLANS.
- GRADING SHALL BE PER CITY OF CREVE COEUR STANDARDS.
- LIGHTING OF DRIVES AND PARKING AREAS SHALL BE PER CITY OF CREVE COEUR STANDARDS.
- ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND COMPLY WITH CITY OF CREVE COEUR ADA STANDARDS.
- THIS PLAN IS NOT FOR RECORD.
- NO KNOWN WETLANDS ARE ON THE SUBJECT PROPERTY.
- ALL GRADED SLOPES SHALL EXCEED 3 FEET (horizontal) TO 1 FOOT (vertical).
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

OVERALL PROJECT DATA

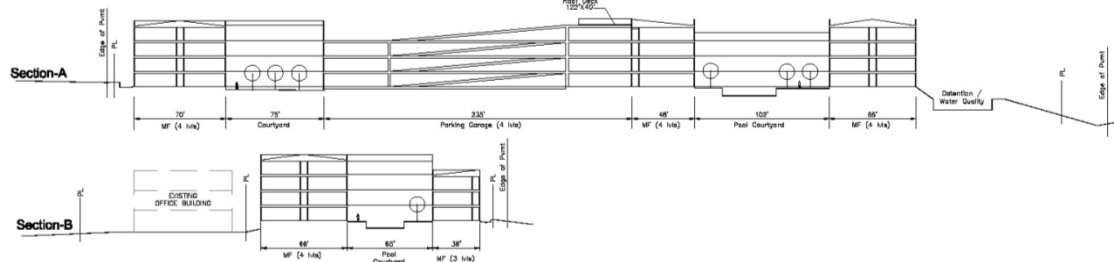
- GROSS AREA OF OVERALL PROJECT: 5.36 ACRES
- EXISTING ZONING: C-2 - COMMERCIAL BUSINESS
PROPOSED ZONING: C-2 - COMMERCIAL BUSINESS
SETBACKS: 50' - 10' FEET
- LAND USE: EXISTING OFFICE & PROPOSED MULTI-FAMILY RESIDENTIAL
- CURRENT OWNERS: PARCEL 1: KENT BRANSON, P.O. BOX 43010, ANNANDALE, MO 63010
PARCEL 2: KENT BRANSON, P.O. BOX 43010, ANNANDALE, MO 63010
- SITE ADDRESS: PARCEL 1: 2718 S.E. OLIVE STREET ROAD, CREVE COEUR, MO 63141
PARCEL 2: 2718 S.E. OLIVE STREET ROAD, CREVE COEUR, MO 63141
- GROSS FLOOR AREA: PARCEL 1: 178,000 S.F.
EXISTING - PARCEL 2: 27,188 S.F.
OFFICES LEASABLE AREA 25,000 S.F.
- F.A.R. REQUIRED: ≤ 1.25
- F.A.R. PROPOSED: 5.122 ACRES (TOTAL GROSS BLDG S.F.) = 0.97
- SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 3.30 ACRES = 61%
TOTAL GREEN SPACE OF PARCEL: 1.86 ACRES = 34%

MULTI-FAMILY (PARCEL 1) PROJECT DATA

- GROSS AREA OF PARCEL 1: 3.46 ACRES (274,88 S.F.)
- PROPOSED ZONING: C-2 (WITH CONDITIONAL USE PERMIT FOR DENSITY AND F.A.R.)
- DWELLING UNITS PROPOSED: 174 (41% 2ND S.F. EACH)
1B - 1 BEDROOM, 1 BATH UNITS (796 S.F.)
2B - 2 BEDROOM, 2 BATH UNITS (1,086 S.F.)
3B - 3 BEDROOM, 2 BATH UNITS (1,320 S.F.)
- F.A.R. REQUIRED: ≤ 1.25
- F.A.R. PROPOSED: 186,000 S.F. (GROSS BLDG S.F.) = 1.25
- SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 2.23 ACRES = 65%
TOTAL GREEN SPACE OF PARCEL: 1.36 ACRES = 39%
- PRIVATE USABLE OPEN SPACE: OPEN SPACE PROVIDED: 1.36 ACRES OR 38%
OPEN SPACE REQUIRED: 20% OF ACREAGE (1.80 ACRES) 0.72 ACRES
- PARKING: SPACES PROVIDED: 212 SPACES (INCLUDES 19 HANDICAP SPACES)
SPACES REQUIRED: 187 80 UNITS @ 0.87 SPACES/UNIT = 163 SPACES
2ND 80 UNITS @ 0.75 SPACES/UNIT = 60 SPACES
OVER 200 UNITS @ 0.35 SPACES/UNIT = 70 SPACES
TOTAL 293 SPACES
- MAXIMUM BUILDING HEIGHT: NONE (PARCEL OVER 2 ACRES)

OFFICE BUILDING (PARCEL 2) PROJECT DATA

- GROSS AREA OF PARCEL 2: 1.86 ACRES (129,88 S.F.)
- PROPOSED ZONING: C-2
- LAND USE: EXISTING 27,188 S.F. OFFICE BUILDING
- F.A.R. REQUIRED: ≤ 1.50
- F.A.R. PROPOSED: 27,188 S.F. (GROSS BLDG S.F.) = 0.36
- SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.15 ACRES = 69%
TOTAL GREEN SPACE OF PARCEL: 0.81 ACRES = 31%
- PARKING: SPACES PROVIDED: 116 SPACES (INCLUDES 4 HANDICAP SPACES)
SPACES REQUIRED: 3.3 SPACES/1000 SF GROSS LEASABLE AREA = 83 SPACES
- MAXIMUM BUILDING HEIGHT: 4 STORIES OR 60 FEET



DATE	DESCRIPTION
1/18/2013	1. PRELIMINARY DESIGN
1/18/2013	2. PRELIMINARY DESIGN
1/18/2013	3. PRELIMINARY DESIGN
1/18/2013	4. PRELIMINARY DESIGN
1/18/2013	5. PRELIMINARY DESIGN
1/18/2013	6. PRELIMINARY DESIGN
1/18/2013	7. PRELIMINARY DESIGN
1/18/2013	8. PRELIMINARY DESIGN
1/18/2013	9. PRELIMINARY DESIGN
1/18/2013	10. PRELIMINARY DESIGN
1/18/2013	11. PRELIMINARY DESIGN
1/18/2013	12. PRELIMINARY DESIGN

Covington Development, LLC
132 New Market Street
St. Louis, Missouri 63105
Ph: 314-727-2424
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THE STERLING CO.
ENGINEERS & SURVEYORS
152 East Main Street
St. Louis, Missouri 63102
Ph: 314-241-8444
www.sterling-eng-survey.com
Corporate Certificate of Authority #011546

The Vanguard
at Creve Coeur
CREVE COEUR, MISSOURI
SITE CONCEPT PLAN

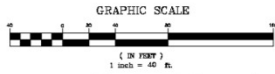
Date: 2/18/2013
Rodney Arnold
License No. PE 0020019612
Civil Engineer

Job Number:
12-09-241
Date:
1/18/2013
Designed: 2.1
Drawn: PRE
Checked: PRE

MSD Base Map 17M
MSD P #
Highway & Traffic #

THE VANGUARD AT CREVE COEUR

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



GENERAL NOTES:

- THIS SITE IS IN THE FOLLOWING DISTRICTS:
NID REVEN DISTRICT
CREVE COEUR FIRE INSPECTION DISTRICT
LABUE SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
METRO-AMERICAN WATER DISTRICT
AMERICAN GAS COMPANY
- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY M&E.
- STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF CITY OF CREVE COEUR AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS TO BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS. ALL SLOPES SHALL BE A MINIMUM OF 1% FROM THE BUILDING, EXCEPT AS SHOWN ON THE PLANS.
- GRADING SHALL BE PER CITY OF CREVE COEUR STANDARDS.
- LIGHTING OF DRIVES AND PARKING AREAS SHALL BE PER CITY OF CREVE COEUR ASH STANDARDS.
- ALL SIDEWALKS SHALL BE 4' MINIMUM AND COMPLY WITH CITY OF CREVE COEUR ASH STANDARDS.
- THIS PLAN IS NOT FOR RECORD.
- NO KNOWN MEADOWS ARE ON THE SUBJECT PROPERTY.
- NO GRADED SLOPES SHALL EXCEED 3 FEET (horizontal) TO 1 FOOT (vertical).
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

OVERALL PROJECT DATA

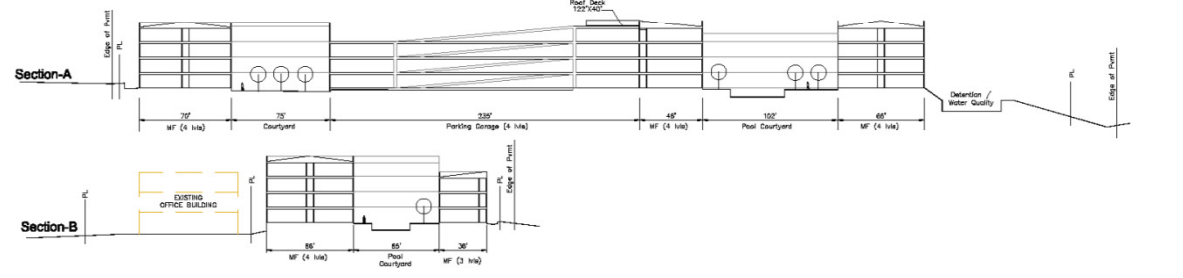
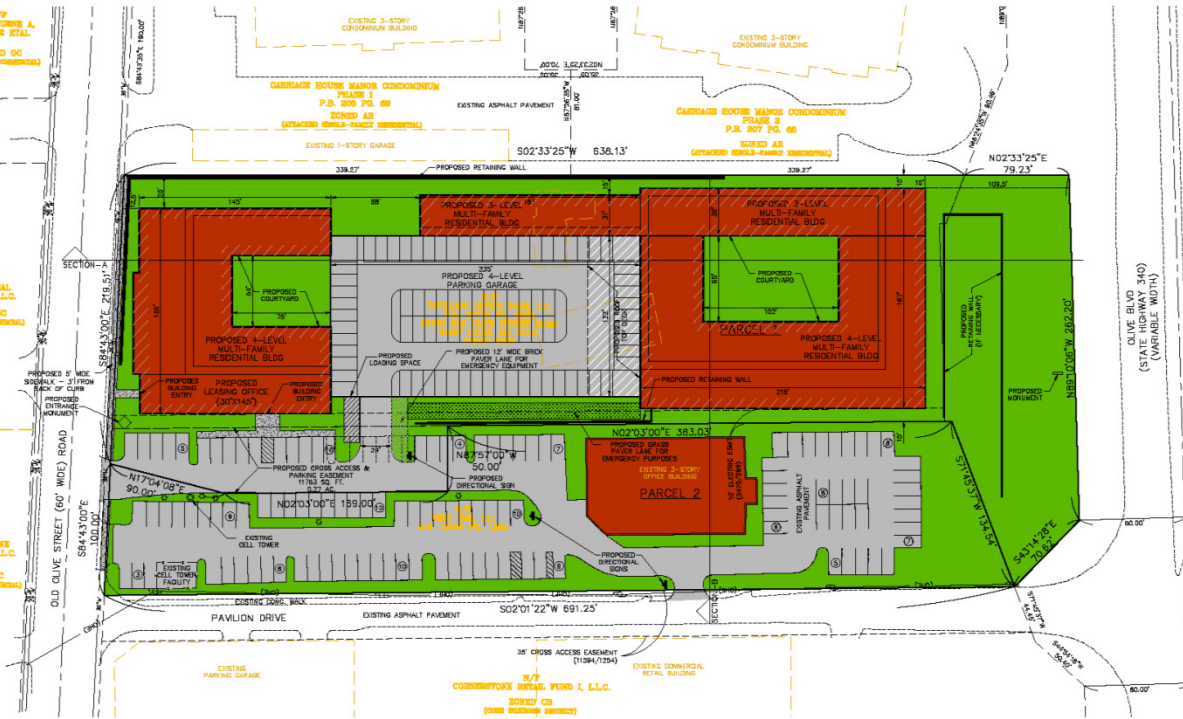
- GROSS AREA OF OVERALL PROJECT: 5.06 ACRES
- EXISTING ZONING: CB - GENERAL BUSINESS
PROPOSED ZONING: CB - COMMERCIAL DISTRICT
SETBACKS:
FRONT - 10 FEET
SIDE - 10 FEET
- LAND USE: EXISTING OFFICE & PROPOSED MULTI-FAMILY RESIDENTIAL
- CURRENT OWNERS: PARCEL 1: EXISTING OFFICE PARK I, C
P.O. BOX 88
ARMO, MO 63010
PARCEL 2: KEY & C OR KENT BRANDON
P.O. BOX 88
ARMO, MO 63010
- SITE ADDRESS: PARCEL 1: 1500 E. OLIVE STREET ROAD
CREVE COEUR, MO 63141
PARCEL 2: 1500 E. OLIVE STREET ROAD
CREVE COEUR, MO 63141
- GROSS FLOOR AREA: PROPOSED - PARCEL 1: 180,000 S.F.
EXISTING - PARCEL 2: 27,158 S.F.
GROSS LEASABLE AREA 23,000 S.F.
- F.A.R. REQUIRED: ≤ 1.25
2,123 ACRES (GROSS FLOOR S.F.) = 0.87
- SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 3.30 ACRES = 65%
TOTAL GREEN SPACE OF PARCEL: 1.98 ACRES = 39%

MULTI-FAMILY (PARCEL 1) PROJECT DATA

- GROSS AREA OF PARCEL 1: 3.80 ACRES (158,878 S.F.)
- PROPOSED ZONING: CB (WITH CONDITIONAL USE PERMIT FOR DENSITY AND F.A.R.)
- DWELLING UNITS PROPOSED: 174 UNITS (174 S.F. EACH)
1B - 1 BEDROOM, 1 BATH UNITS (720 S.F.)
1C - 2 BEDROOM, 2 BATH UNITS (1,200 S.F.)
1D - 3 BEDROOM, 2 BATH UNITS (1,200 S.F.)
- F.A.R. REQUIRED: ≤ 1.25
- F.A.R. PROPOSED: 180,000 S.F. (GROSS FLOOR S.F.) = 1.25
158,878 S.F.
- SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 3.30 ACRES = 87%
TOTAL GREEN SPACE OF PARCEL: 1.30 ACRES = 34%
- PRIVATE USABLE OPEN SPACE:
OPEN SPACE PROVIDED: 1.38 ACRES OR 34%
OPEN SPACE REQUIRED: 20% OF ACREAGE (3.80 ACRES): 0.76 ACRES
- PARKING:
SPACES PROVIDED: 312 SPACES (INCLUDES 10 HANDICAP SPACES)
1ST 80 UNITS (2 SPACES/UNIT) 160 SPACES
2ND 80 UNITS (1.75 SPACES/UNIT) 140 SPACES
OVER 150 UNITS (1.5 SPACES/UNIT) 111 SPACES
TOTAL: 411 SPACES
- MAXIMUM BUILDING HEIGHT: NONE (PARCEL OVER 3 ACRES)

OFFICE BUILDING (PARCEL 2) PROJECT DATA

- GROSS AREA OF PARCEL 2: 1.26 ACRES (54,168 S.F.)
- PROPOSED ZONING: CB
- LAND USE: EXISTING 27,158 S.F. OFFICE BUILDING
- F.A.R. REQUIRED: ≤ 1.00
- F.A.R. PROPOSED: 27,158 S.F. (GROSS FLOOR S.F.) = 0.38
72,164 S.F.
- SITE COVERAGE: TOTAL BUILDINGS AND PAVEMENT: 1.18 ACRES = 88%
TOTAL GREEN SPACE OF PARCEL: 0.31 ACRES = 31%
- PARKING:
SPACES PROVIDED: 118 SPACES (INCLUDES 4 HANDICAP SPACES)
SPACES REQUIRED: 3.3 SPACES/1000 S.F. GROSS LEASABLE AREA
= 93 SPACES
- MAXIMUM BUILDING HEIGHT: 4 STORIES OR 80 FEET



1	1-1/2" = 1" (1/4" = 1')	1-1/2" = 1" (1/4" = 1')
2	1-1/2" = 1" (1/4" = 1')	1-1/2" = 1" (1/4" = 1')
3	1-1/2" = 1" (1/4" = 1')	1-1/2" = 1" (1/4" = 1')

Covington Development, LLC
138 North Main Street, Suite 500
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Phone: 314-272-2434
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STERLING CO
ENGINEERS & SURVEYORS
5505 New Barringer Road
St. Louis, Missouri 63112
Phone: 314-487-6446
Fax: 314-487-6444
Corporate Certificate of Authority #001548

The Vanguard at Creve Coeur
CREVE COEUR, MISSOURI
SITE CONCEPT PLAN
SITE IMPROVEMENTS

Date: 7/15/2013
Revised: None
License No. PE-2002010612
Civil Engineer

Job Number: 12-09-241
Date: 1/18/2013
Designed: [blank]
Drawn: 2.1
Checked: PRE

MSD Base Map 17M
MSD P & H
Highway & Traffic #



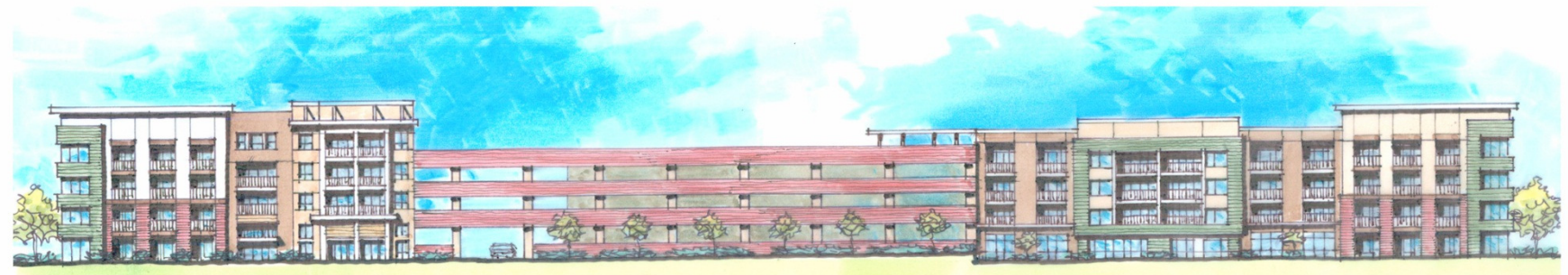
EAST ELEVATION



NORTH ELEVATION

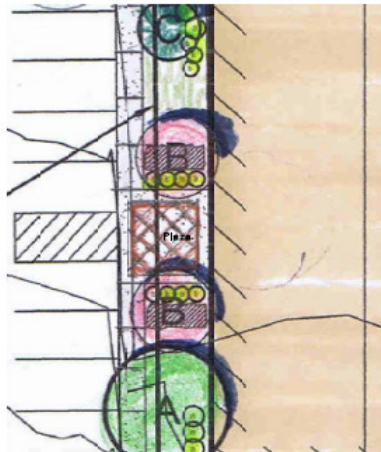


SOUTH ELEVATION

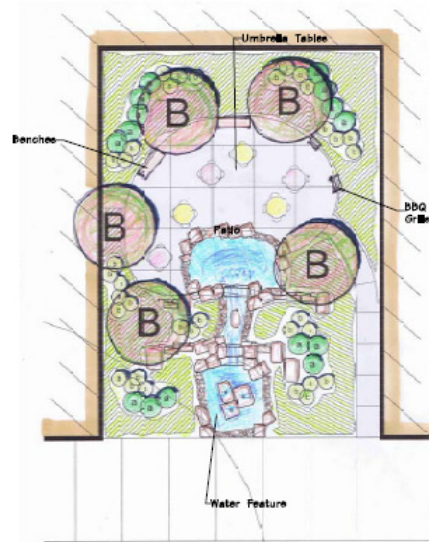


WEST ELEVATION

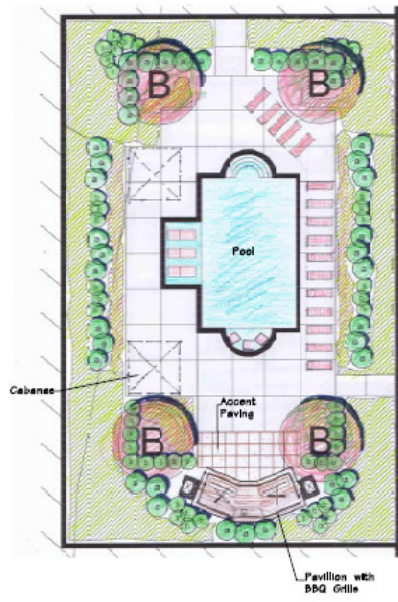
VANGUARD AT CREVE COUER



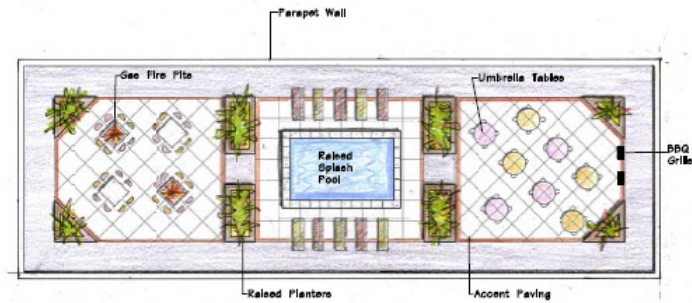
Club House Entrance
SCALE 1"=10'



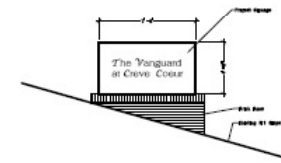
North Courtyard Plan
SCALE 1"=10'



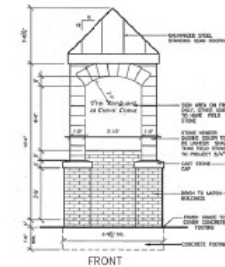
South Courtyard Plan
SCALE 1"=10'



Roof Top Deck
SCALE 1"=10'



1 Project Sign at Olive Blvd
SCALE 1/4"=1'-0"



2 Monument at Old Olive
SCALE 3/4"=1'-0"



07/9/2013
Douglas A. Delaney, Landscape Architect, License No. 14481, State of Missouri

Constructors:

The Vanguard at Creve Coeur
Creve Coeur, Mo.

Covington Development, LLC

Revisions		
Date	Description	No.

Drawn: RAD
Checked: DAD

Long Landscape Architecture, LLC
7620 West Bruno Ave.
St. Louis, MO. 63117
(314) 546-4856
ldlong@aol.com

Sheet Title: Courtyard Landscape
Plan/Signage

Sheet No: L-2

Date: 7/5/2013
Job #: 123.003

March 18, 2013

Mr. David Braswell
Covington Development, LLC
135 North Meramec Avenue, Suite 500
St. Louis, Missouri 63105

RE: Traffic Impact Study
Proposed High End Apartments
Creve Coeur, Missouri
CBB Job No. 010-13

Dear Mr. Braswell:

As requested, CBB has prepared a traffic study pertaining to the proposed apartments located near the intersection of Old Olive Street Road and Pavillion Drive in Creve Coeur. The project consists of constructing apartments on a track two lots east of Pavillion Drive. The lot is bordered on the north by Old Olive Street Road and to the south by Olive Boulevard. Currently, a vacant church is located on the lot with access to Old Olive Street Road only. The proposed apartment building consists of 174 apartments will share access with the neighboring lot adjacent to Pavillion Drive occupied by an existing office space via the existing eastern entrance on Old Olive Street Road and the entrance on Pavillion Drive.

Existing Roadway Conditions

Old Olive Street Road is east-west roadway consisting of three lanes (one in each direction and a two way left turn lane) with no posted speed limit. The speed limit is assumed to be 35 miles per hour (mph). This section of Old Olive Street Road terminates as a right-in/right-out access on North Lindbergh Boulevard (US 67) approximately 0.2 miles to the east. West of Pavillion Drive, Old Olive Street Road turns south and intersects with Olive Boulevard at a signalized intersection 0.4 miles to the west.

The intersection of Old Olive Street Road and Pavillion Drive is free flowing east-west with northbound Pavillion Drive stop controlled. The northern leg is a commercial entrance.

Pavillion Drive is two lane north-south roadway connecting Old Olive Street Road with Olive Boulevard. Pavillion Drive has four commercial entrances; two directly serving a parking lot, the office building to the east and Ravenwood Drive which serves the commercial development to the west. No speed limit is posted on Pavillion Drive, but it is assumed to be 35 mph or less.

The intersection of Ravenwood Drive and Pavillion Drive is stop controlled from the east and south with the northbound movement free flowing up the hill. All approaches consist of two lanes, however the northbound approach has a painted median serving as the left turn approach median for the southbound left turn lane at Olive Boulevard intersection to the south.

Olive Boulevard and Pavillion Drive is a signalized intersection with Monsanto's commercial entrance as the southern leg. The southbound through movement is restricted by an island on the commercial entrance. Eastbound Olive Boulevard has dual through lanes, a separate left turn lane and separate right turn lane. Westbound Olive Boulevard has dual through lanes with a separate right turn lane. No westbound left turn movement is allowed at this intersection.

Olive Boulevard is a major east-west thoroughfare with a posted speed limit of 40 mph. This section of Olive Boulevard consists of two through lanes in each direction with either a median or two-way left turn lane. Olive Boulevard is grade separated at North Lindbergh Boulevard (US 67) with an interchange approximately 0.25 miles to the east.

An aerial of the location and existing conditions is shown in **Exhibit 1**.

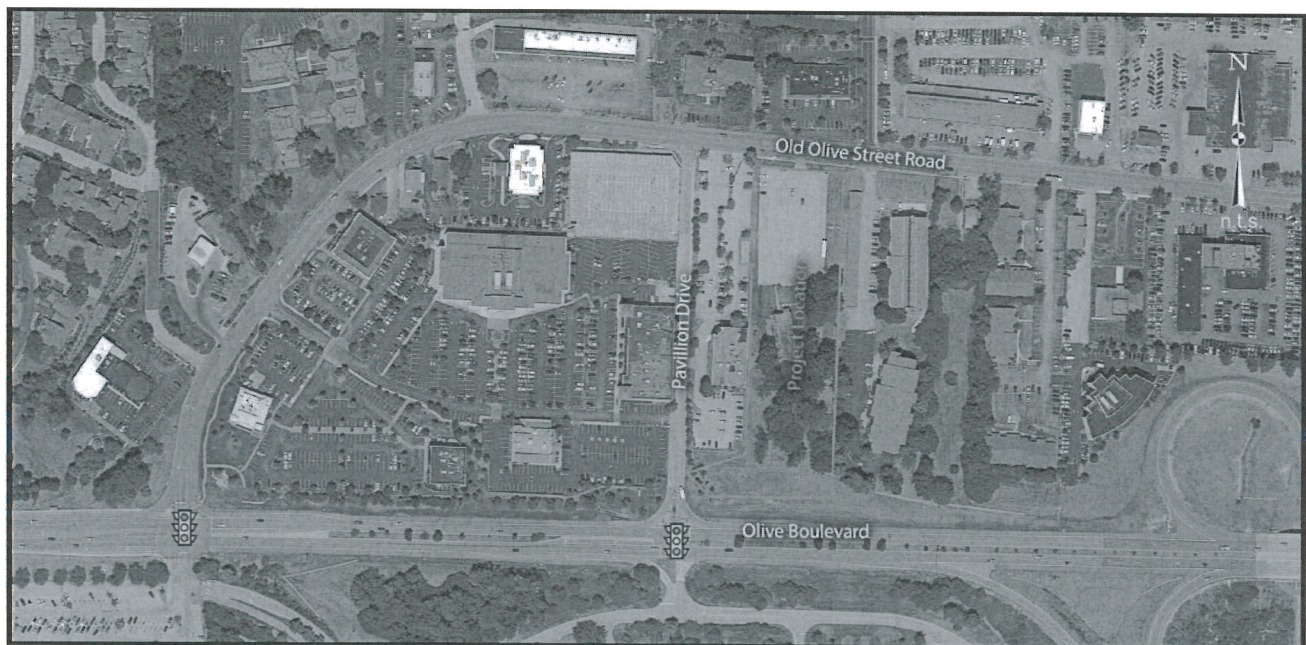


Exhibit 1 - Location and Existing Condition

Existing Traffic Conditions

In order to quantify existing traffic volumes within the study area, manual turning movement counts were performed at both Olive Boulevard & Pavillion and Old Olive Street Road & Pavillion on a typical weekday in February 2012 during the morning (7:00 to 9:00 a.m.) and afternoon (4:00 to 6:00 p.m.) peak periods. Based on these counts, two peak hours were chosen for analysis: the weekday a.m. (8:00-9:00 a.m.) and p.m. (5:00-6:00 p.m.) peak hours. As well, 15 minute spot counts

were performed during these same peak periods at the intersections of *Ravenwood Drive with Pavillion Drive*, *the office building entrance on Pavillion Drive* and *the two office building entrances on Old Olive Street Road*. The existing traffic volumes are summarized in **Exhibit 2**.

Existing Operating Conditions

The existing operating conditions were evaluated using Synchro 7, which is based upon the methodologies outlined in the "Highway Capacity Manual" (HCM) published in 2000 by the Transportation Research Board. This manual, which is used universally by highway and traffic engineers to measure roadway capacity, established six levels of traffic service: Level A ("Free Flow") to Level F ("Fully Saturated"). Levels of service are measures of traffic flow that consider such factors as speed and delay time, traffic interruptions, safety, driving comfort, and convenience. Level C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its capacity.

The thresholds that define LOS are based upon the type of traffic control used at an intersection; i.e., whether it is signalized or unsignalized. For signalized and all-way stop intersections, the average control delay per vehicle is estimated for each movement and aggregated for each approach and the intersection as a whole. At intersections with partial (side-street) stop control, the delay for each minor movement is determined instead of for the intersection as a whole since motorists on the main road are not required to stop.

LOS is directly related to control delay. At signalized intersections, the LOS criteria differ from that at unsignalized intersections primarily because different transportation facilities create different driver expectations. The expectation is that a signalized intersection is designed to carry higher traffic volumes and, consequently, may experience greater delay than an unsignalized intersection. Furthermore, motorists are guaranteed service at regular intervals as the signal cycles. **Table 1** summarizes the LOS thresholds used in the analysis.

Synchro 7 results of the capacity analyses for existing conditions of *Olive Boulevard & Pavillion Drive*, *Pavillion Drive & Ravenwood Drive*, *Old Olive Street Road & Pavillion Drive* and *Old Olive Street Road & the eastern office building commercial entrance* are summarized in **Table 2**. As can be seen, there is considerable delay for both the north and south bound approaches at Olive Boulevard and Pavillion Drive during the am and pm peak hours.

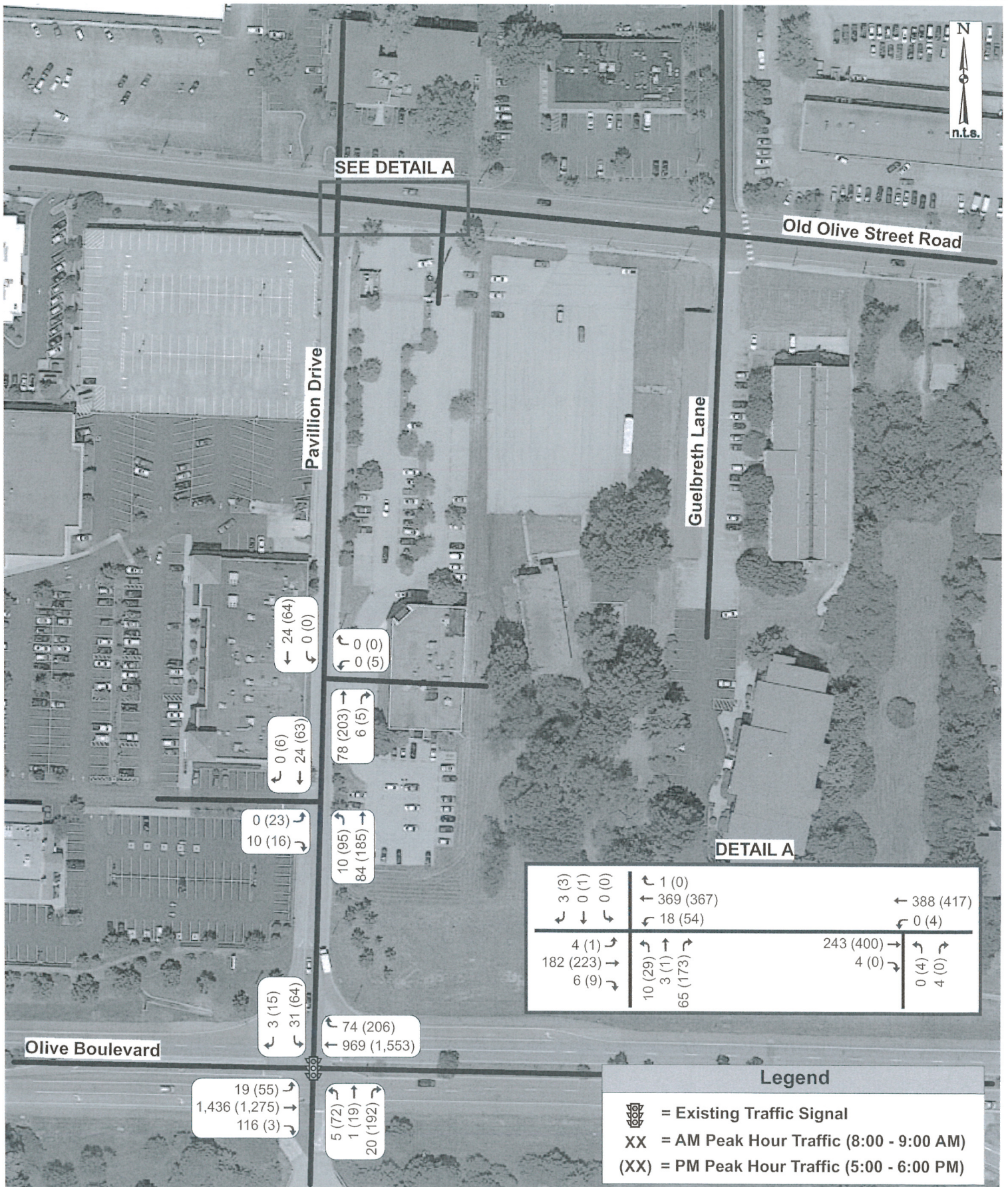


Exhibit 2: Existing Traffic 2013

Job# 010-13
03/18/13

Table 1 Level of Service Thresholds		
Level of Service (LOS)	Control Delay per Vehicle (sec/veh)	
	Signalized Intersections	Unsignalized Intersections
A	≤ 10	0-10
B	$> 10-20$	$> 10-15$
C	$> 20-35$	$> 15-25$
D	$> 35-55$	$> 25-35$
E	$> 55-80$	$> 35-50$
F	> 80	> 50

Table 2 Existing Operating Conditions The Vanguard at Creve Coeur		
Intersection/Approach	AM Peak Hour	PM Peak Hour
<i>Olive Blvd & Pavillion Drive – Signalized</i>		
Northbound Approach	C (32.8)	E(63.3)
Southbound Approach	E (58.0)	E(60.6)
Eastbound Approach	A (2.9)	A(3.8)
Westbound Approach	A (4.8)	B(15.9)
Overall Intersection	A (4.6)	B(15.6)
<i>Pavillion Drive & Ravenwood Lane – Unsignalized</i>		
Southbound Approach	A(9.1)	B(12.5)
Eastbound Approach	A(8.4)	B(11.0)
<i>Pavillion Drive & Existing Office Building Entrance – Unsignalized</i>		
Westbound Approach	A(8.9)	A(7.9)
<i>Old Olive Street Road & Pavillion Drive – Unsignalized</i>		
Northbound Approach	B(10.3)	B(12.2)
Southbound Approach	B(10.6)	B(13.5)
Westbound Left	A(7.7)	A(7.9)
<i>Old Olive Street Road & Existing Office Building Eastern Entrance – Unsignalized</i>		
Northbound Approach	A(9.7)	B(12.0)
Westbound Left	A(7.8)	A(8.2)

X (XX.X) - Level of Service (Average vehicular delay in seconds per vehicle)

Trip Generation Characteristics of the Proposed Development

As a primary step in this analysis, a forecast was prepared to estimate the amount of traffic that the proposed development would generate during the peak hours. The number of trips in and out of the site was calculated based on the 9th edition of the Institute of Transportation Engineers' Trip Generation publication. As described above, the proposed development consists of 174 unit apartment building. As summarized in **Table 3**, the proposed development would be expected to generate a total of approximately 95 and 115 passenger car trips during the a.m. and p.m. weekday peak hours, respectively.

From analysis of the existing traffic counts, it is estimated that 70% of the trips will utilize the western entrance on Pavillion Drive with the remaining 30% of the trips utilizing the existing entrance on Old Olive Street Road. Additionally, it is estimated that 100% of the traffic utilizing the western entrance on Pavillion Drive will utilize the intersection of Olive Boulevard and Pavillion Drive with 45% being eastbound traffic and 55% being westbound traffic on Olive Boulevard. From the 15 minute spot counts of the entrance to the existing apartments to the east of the project site on Old Olive Street Road, it is anticipated that 30% of the trips will be eastbound traffic while the remaining 70% will be westbound trips. The anticipated directional distribution of the site generated traffic of the passenger vehicle traffic is summarized in **Exhibit 3**.

Table 3 Anticipated Trip Generation The Vanguard at Creve Coeur									
<i>Trips</i>	<i>Weekday</i>			<i>AM Peak</i>			<i>PM Peak</i>		
<i>174 Apts.</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>
<i>Rounded</i>	1160	580	580	95	20	75	115	75	40
<i>To North Drive</i>				20%			20%		
<i>to/from east</i>			30%	5	15		15	10	
<i>to/from west</i>			70%	2	5		5	3	
				3	10		10	7	
				80%			80%		
<i>To West Drive</i>				20	60		60	35	
<i>to/from north</i>			0%	0	0		0	0	
<i>to/from south</i>			100%	20	60		60	35	

Forecasted Construction-Year (2014) with Build Condition

It is our understanding that the construction of the project is likely to be complete in 2014. In order to account for traffic growth through 2014, one year of background growth was included along the roadways in the study area at a historical rate of 0.5% annually and the Site Generated Traffic along with the assumed directional distribution was added to achieve the 2014 Build Traffic shown in **Exhibit 4**.

Using the increased volumes, Synchro 7 was utilized to analyze the 2014 conditions with and without construction of the proposed apartments. The results of these analyses are summarized in **Table 4**.

Table 4 2014 Build Operating Conditions The Vanguard at Creve Coeur		
<i>Intersection/Approach</i>	<i>AM Peak Hour</i>	<i>PM Peak Hour</i>
<i>Olive Blvd & Pavillion Drive – Signalized</i>		
Northbound Approach	C(34.7)	F(91.3)
Southbound Approach	D(42.9)	E(63.3)
Eastbound Approach	A(3.3)	A(5.0)
Westbound Approach	A(5.5)	B(19.0)
Overall Intersection	A(5.8)	C(20.8)
<i>Pavillion Drive & Ravenwood Lane – Unsignalized</i>		
Southbound Approach	A(9.6)	B(13.8)
Eastbound Approach	A(8.4)	B(11.6)
<i>Pavillion Drive & Existing Office Building Entrance – Unsignalized</i>		
Westbound Approach	A(9.5)	B(10.8)
<i>Old Olive Street Road & Pavillion Drive – Unsignalized</i>		
Northbound Approach	B(10.5)	B(12.5)
Southbound Approach	B(10.7)	B(13.7)
Westbound Left	A(7.7)	A(7.9)
<i>Old Olive Street Road & Existing Office Building Eastern Entrance – Unsignalized</i>		
Northbound Approach	B(10.9)	B(11.8)
Westbound Left	A(7.8)	A(8.3)

X (XX.X) - Level of Service (Average vehicular delay in seconds per vehicle)

According to the Synchro 7 results, the poor LOS and delay for the both the north and south bound approaches of Pavillion with Olive Boulevard continue to be poor with the addition of the site



generated traffic. This analysis assumes no changes in the signal timing at Olive Boulevard and Pavillion Drive which gives preference to the east-west movements on Olive Boulevard.

Comparing the approach levels of service for no build and build, it was noted that the build LOS is actually better. This is due to a high number of low delay movements (right-turns) added to the southbound approach which reduces the approach average delay.

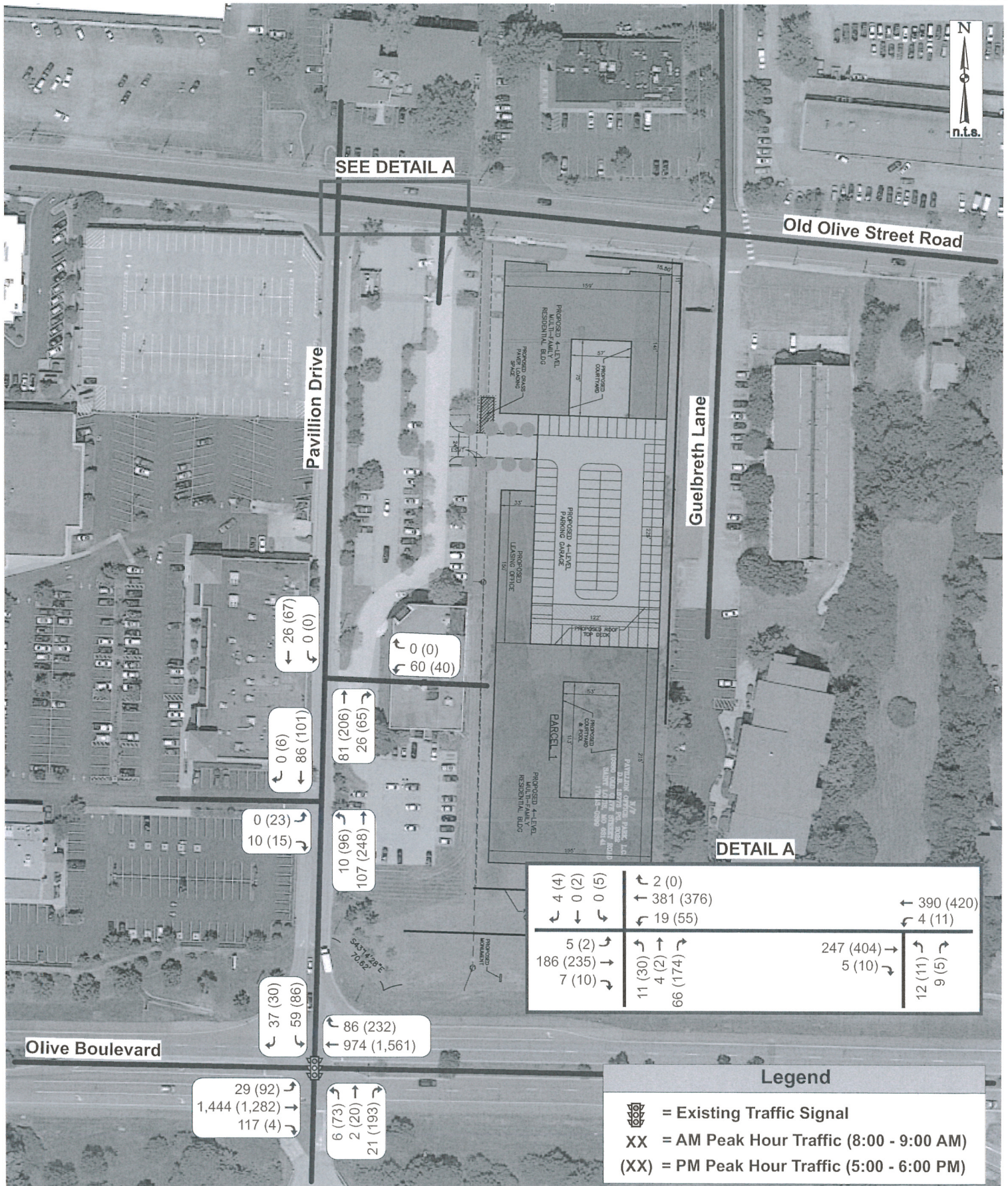


Exhibit 4: 2014 Build Traffic Volumes - Proposed Apartments

Job# 010-13
03/18/13

Forecasted Design-Year (2034) Conditions

In order to account for traffic growth through 2034, twenty-years of background growth was included along the roadways in the study area at the previously mentioned 0.5% historical annual growth rate with and without the construction of the proposed apartments, see **Exhibit 5**. The capacity analyses were repeated using the design-year forecasted traffic volumes to evaluate the long-term impact of the proposed improvements and assess their adequacy over time. The results of these analyses are summarized in **Table 5**.

Table 5 2034 No Build Operating Conditions The Vanguard at Creve Coeur		
<i>Intersection/Approach</i>	<i>AM Peak Hour</i>	<i>PM Peak Hour</i>
<i>Olive Blvd & Pavillion Drive – Signalized</i>		
Northbound Approach	C(34.9)	F(93.8)
Southbound Approach	E(56.7)	E(62.0)
Eastbound Approach	A(3.4)	A(4.8)
Westbound Approach	A(6.3)	C(20.7)
Overall Intersection	A(5.6)	C(21.6)
<i>Pavillion Drive & Ravenwood Lane – Unsignalized</i>		
Southbound Approach	A(9.3)	B(13.3)
Eastbound Approach	A(8.4)	B(11.6)
<i>Pavillion Drive & Existing Office Building Entrance – Unsignalized</i>		
Westbound Approach	A(9.0)	B(10.5)
<i>Old Olive Street Road & Pavillion Drive – Unsignalized</i>		
Northbound Approach	B(10.8)	B(13.4)
Southbound Approach	B(11.0)	B(14.5)
Westbound Left	A(7.7)	A(8.0)
<i>Old Olive Street Road & Existing Office Building Eastern Entrance – Unsignalized</i>		
Northbound Approach	A(9.9)	B(12.5)
Westbound Left	A(7.9)	A(8.4)

X (XX.X) - Level of Service (Average vehicular delay in seconds per vehicle)

Table 6 2034 Build Operating Conditions The Vanguard at Creve Coeur		
<i>Intersection/Approach</i>	<i>AM Peak Hour</i>	<i>PM Peak Hour</i>
<i>Olive Blvd & Pavillion Drive – Signalized</i>		
Northbound Approach	C(34.9)	F(154.5)
Southbound Approach	D(44.2)	E(67.6)
Eastbound Approach	A(3.6)	A(5.6)
Westbound Approach	A(6.6)	C(24.3)
Overall Intersection	A(6.4)	C(28.9)
<i>Pavillion Drive & Ravenwood Lane – Unsignalized</i>		
Southbound Approach	A(9.7)	C(14.8)
Eastbound Approach	A(8.4)	B(12.1)
<i>Pavillion Drive & Existing Office Building Entrance – Unsignalized</i>		
Westbound Approach	A(9.7)	B(11.1)
<i>Old Olive Street Road & Pavillion Drive – Unsignalized</i>		
Northbound Approach	B(10.9)	B(13.6)
Southbound Approach	B(11.0)	B(14.7)
Westbound Left	A(7.8)	A(8.0)
<i>Old Olive Street Road & Existing Office Building Eastern Entrance – Unsignalized</i>		
Northbound Approach	B(11.0)	B(12.2)
Westbound Left	A(7.9)	A(8.4)

X (XX.X) - Level of Service (Average vehicular delay in seconds per vehicle)

Again, the poor LOS and delay for the both the north and south bound approaches continue with the historical background growth of 0.5%. As well, the LOS and delay for the southbound approach is exaggerated with the addition of the site generated traffic. This analysis assumes no changes in the signal timing at Olive Boulevard and Pavillion Drive which gives preference to the east-west movements on Olive Boulevard.

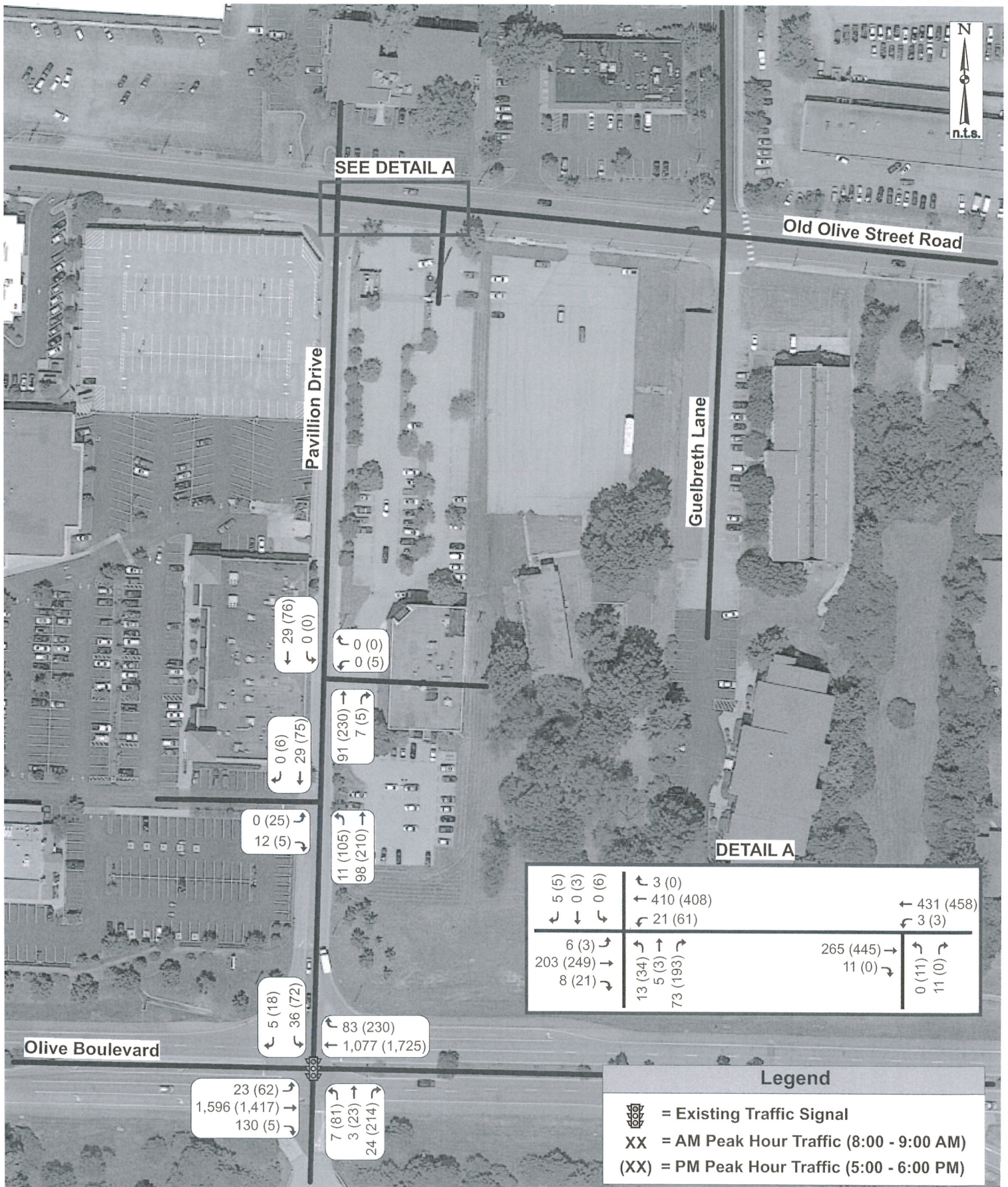


Exhibit 5: 2034 No-Build Traffic

Job# 010-13
03/18/13

CBB

Crawford, Bunte, Brammeier
Traffic and Transportation Engineers

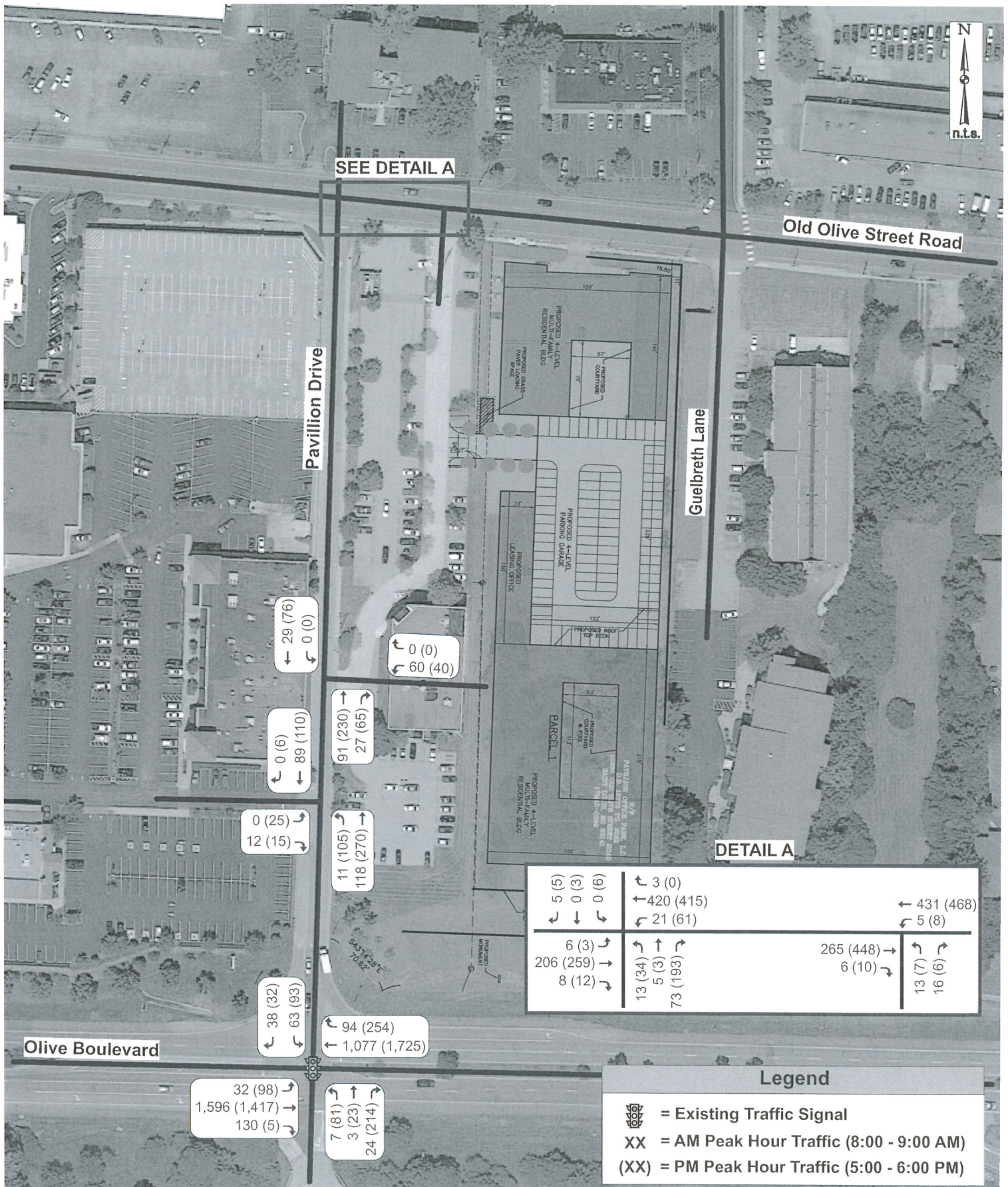


Exhibit 6: 2034 Build Traffic Volumes - Proposed Apartments

Job# 010-13
03/18/13

Observed Sight Distance

The sight distance at the intersections of *Olive Boulevard & Pavillion Drive*, *Pavillion Drive & Ravenwood Drive*, *Old Olive Street Road & Pavillion Drive* and *Old Olive Street Road & the eastern office building commercial entrance* were observed in the field, while no field measurements of sight distance was performed, however the following areas may be of concern;

- The existing building in the northwest quadrant of Pavillion Drive and Ravenwood Drive may block the sight distance to the north for an eastbound vehicle at this intersection; and
- Trees and vegetation on the east side of Pavillion Drive, both north and south of the existing office building entrance, could block the sight distance of a westbound vehicle exiting this driveway. We recommend that the vegetation be trimmed back and maintained to provide a clear view between 3 and 10 feet above the adjacent pavement elevation. This “window” will allow safe visibility for traffic flow.

Findings and Conclusions

Based upon the preceding discussion, the following may be concluded regarding the traffic impacts of the proposed improvements.

1. The proposed development has little impact to Pavillion Drive & Ravenwood Drive, Pavillion Drive & the existing office entrance, Pavillion Drive & Old Olive Street Road and will result in acceptable delay and LOS at these intersections.
2. The LOS and delay of the north and south bound legs are poor in the existing condition, 2014 Build, 2034 No-Build and 2034 Build conditions. This is attributed to the existing signal timing giving preference to the east-west movements on Olive Boulevard. The volume to capacity (v/c) ratio for these conditions are less than 0.9 which indicates that construction of additional lanes is not necessary to improve the LOS and delay of the intersection. If approved by the Missouri Department of Transportation, the signals could be retimed so that the LOS greater than D and v/c ratio less than 0.9 could be attained for each movement.
3. The sight distance obstructions noted above should be addressed to the most practical extent as possible.
4. The southbound stop sign at Pavillion Drive and Ravenwood Drive does not meet the Manual of Uniform Traffic Control Devices (MUTCD) standards. The sign is square in shape with a small octagon stop sign painted for which can only be viewed by the southbound traffic. It was noted during the data collection that this seemed to cause confusion to the northbound traffic as to who has the right-of-way at the intersection. It is recommended that a typical octagonal stop sign be installed whose shape could be observed from the rear by northbound traffic and help better define the right-of-way through the intersection.



Mr. David Braswell
March 18, 2013
Page 16 of 16

In summary, our analysis indicates that there is no need for physical improvements to the road system beyond the trimming of vegetation and potential for signal retiming at Pavilion and Olive.

We trust that you will find this report useful in evaluating the traffic impacts associated with the proposed apartments located near the intersection of Old Olive Street Road and Pavillion Drive in Creve Coeur, Missouri. Please contact our St. Louis office should you have any questions or comments concerning this material.

Sincerely,

A handwritten signature in cursive script that reads "Lee Cannon". The signature is written in dark ink and is positioned below the word "Sincerely,".

Lee Cannon, P.E., PTOE
Senior Traffic Engineer
LCannon@CBBTraffic.com

PZ 040113.txt
1 PLANNING AND ZONING COMMISSION PUBLIC HEARING
2 CITY OF CREVE COEUR, MISSOURI
3 300 NORTH NEW BALLAS ROAD
4 MONDAY, APRIL 1, 2013
5 7:00 P.M.
6 PUBLIC HEARING
7 APPLICATION 13-003
8
9 THOSE IN ATTENDANCE:
10 Chairman Timothy Madden
11 Mr. Michael Barton
12 Mr. Gary Eberhardt
13 Mr. James Faron
14 Mr. Ken Howard
15 Mr. James Schnarr
16 Mr. Carl Lumley, City Attorney
17 Mr. Paul Langdon, Director of Community Development
18 Ms. Whitney Kelly, City Planner
19 Ms. Julie Lowery, Recording Secretary
20
21
22 McLaughlin Court Reporting Services, Inc.
23 Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
24 4772 Gatesbury Drive
25 St. Louis, MO 63128
(314)487-2259

1 CHAIRMAN MADDEN: Good evening. I'd like to¹
2 call together the Planning Zoning Commission Meeting for
3 the City of Creve Coeur, Missouri for Monday, April 1st,
4 2013.

5 We'll start with roll call.

6 Dr. Michael Barton?

Page 1

7 MR. BARTON: Present.
8 CHAIRMAN MADDEN: Mr. Gary Eberhardt?
9 MR. EBERHARDT: Present.
10 CHAIRMAN MADDEN: Mr. James Faron?
11 MR. FARON: Present.
12 CHAIRMAN MADDEN: Mr. Ken Howard?
13 MR. HOWARD: Present.
14 CHAIRMAN MADDEN: I know Ms. Cynthia Kramer will
15 not be here tonight.
16 Mr. Jim Schnarr?
17 MR. SCHNARR: Present.
18 CHAIRMAN MADDEN: Mr. Carl Lumley, our City
19 Attorney?
20 MR. LUMLEY: Present.
21 CHAIRMAN MADDEN: Mr. Paul Langdon, our Director
22 of Community Development?
23 MR. LANGDON: Present.
24 CHAIRMAN MADDEN: Whitney Kelly, Our City
25 Planner?

2

1 MS. KELLY: Present.
2 CHAIRMAN MADDEN: And, Ms. Julie Lowery, our
3 Recording Secretary?
4 MS. LOWERY: Present.
5 CHAIRMAN MADDEN: That'll move us to B, Public
6 Hearing for Application No. 13-003: Approval for the
7 rezoning of 5.26 acres to Core Business District and a
8 conditional use permit for The Vanguard at Creve Coeur, a
9 multi-family residential development.
10 MR. EBERHARDT: Swear in public hearing?
11 CHAIRMAN MADDEN: Yeah.

12 And anybody that may be commenting on this, if
13 you'd come up right now and be sworn in, so we don't have
14 to do it one by one. So if you are going to come up and
15 comment, please come up now and be sworn in.

16 (Speakers were sworn by the court reporter.)

17 CHAIRMAN MADDEN: Would you please state your
18 name and address for the record.

19 MR. BRASWELL: My name is David Braswell with
20 Covington Realty Properties. Offices at 135 North
21 Meramec, St. Louis, Missouri 63105.

22 I'm here tonight to, hopefully, get your support
23 in a project called The Vanguard at Creve Coeur.

24 VOICE IN THE AUDIENCE: Pardon me, can he speak
25 a little louder, please.

1 CHAIRMAN MADDEN: There you go. That might help³
2 having it little closer.

3 MR. BRASWELL: Is that better?

4 CHAIRMAN MADDEN: Yes.

5 MR. BRASWELL: Thank you.

6 The property is located at 10360 Old Olive
7 Street Road and 10420 Olive Street Road.

8 Could we have the site on the overhead?

9 All right. Again, the -- let me orient you on
10 this site plan.

11 This is Old Olive Street Road, and Olive
12 Boulevard would be at the bottom of the page.

13 The site, 10360 Old Olive Street Road, is this
14 long narrow site that runs from Old Olive to Olive
15 Boulevard, and at the same time, 10420 is this narrow site
16 that runs from Olive -- Old Olive to Olive Boulevard.

17 Both sites are being proposed to be rezoned from
Page 3

18 General Business to Core Business.

19 The reason for that, in working with
20 Mr. Langdon, this entire area, the retail center to the
21 west, is also Core Business. Many of the properties
22 surrounding it are Core Business.

23 The concept here was not to leave a property,
24 which is a three-story office building here, owned by
25 Dr. Branson, who is the seller of this site, to leave this

1 as a General Business District with -- with a Core
2 Business on either side.

3 What we're doing is we're asking for both
4 parcels to be changed and zoned Core Business. That would
5 be contiguous to this, thereby, this entire area would
6 then be a Core Business District. Okay.

7 What we're proposing, again, this is the --
8 let's call it the eastern site, Parcel One; the office,
9 Parcel Two.

10 Entire parcel is made up of 5.6 acres, and what
11 we're proposing on the eastern parcel is 174 multifamily
12 apartments for rent with a parking structure in the
13 center, which is grade plus three, and you see that in
14 the -- the section down below.

15 What -- and, by the way, this section is
16 basically cut right down the center of here, so what you
17 see is a building on the north, the courtyard here, the
18 parking structure here, another courtyard in this
19 building.

20 The building generally wraps on each side the
21 parking structure, so that from -- from this -- this side
22 you basically see parking units, a break where you enter

23 the garage and more units.

24 In addition to this parcel and this parcel, I am
25 in the throes of acquiring approximately .5 acres from

1 MoDOT. The current highway right-of-way jogs up -- up 5
2 this hill, almost to this point and then goes back down.

3 I'm trying to buy approximately 120 feet from,
4 what would be now the new right-of-way up to the existing
5 boundary on the south side of this property.

6 The -- again, I mentioned that the whole site is
7 5.6 acres. This parcel is 3.6 acres, leaving the office
8 parcel of 1.6 acres. Again, the existing current zoning's
9 Core Business -- General Business. We're requesting Core
10 Business with a conditional use permit.

11 The conditional use permit is required to get
12 the density I'm asking for, and it only occurs -- which is
13 above 20 units to the acre, which is only allowable under
14 the Core Business conditional use permit.

15 The FAR on this site is the acreage multiplied
16 by 1.25. It's approximately 196,000 square feet.

17 We -- as I understand it, I'm sure that you have
18 the -- I assume they have the staff report, or we meet the
19 site coverage as indicated in the ordinance.

20 There are several issues that I will request a
21 variance are -- on, and that meeting at that ward is set
22 for two weeks from -- no --

23 MR. LANGDON: On Thursday. Two weeks from
24 Thursday.

25 MR. BRASWELL: Two weeks from Thursday. Thank

1 you. 6

2 They are -- when I'm -- I'm adjacent to, on my
Page 5

3 eastern border, a multifamily condominium community.

4 The way it's stated in the ordinance, when I'm
5 adjacent to a designation, this is designated AR under the
6 zoning ordinance, I must have a buffer of 200 feet from
7 that AR District. My site from this corner to this corner
8 is 192 feet. That would be a variance request.

9 The other -- one other item is that I must be no
10 further away from a right-of-way on this property line
11 than 80 feet.

12 As I told you, I'm buying 120 feet of that from
13 MoDOT, with the stipulation that I can't build on it
14 because of the -- of the existing approximately three to
15 one slope.

16 It's impossible to achieve that maximum setback
17 of 80 feet when I'm buying 120 feet, and I can't move the
18 building close enough to get it within 80 feet without
19 constructing it on the parcel I would be buying from them.

20 And, again, the restriction on that parcel is I
21 cannot build on it. I can landscape it. I'm planning a
22 detention basin, but I can't build a building on it.

23 What's the third point?

24 MR. LANGDON: The requirement for the parking
25 garage being underground versus above ground.

1 MR. BRASWELL: Which was the first point. Yes.⁷

2 Under the CB District, there's a requirement
3 that I believe 50 percent of the parking for multifamily
4 must be beneath the building. What I'm proposing is a
5 parking structure that starts on grade and goes
6 vertically. Just -- and that, again, is my third request
7 before the Board of Adjustments.

8 There will be a combination of one-bedroom,
9 two-bedroom and three-bedroom units. The ordinance
10 requires that the average units -- average unit size is no
11 smaller than 900 square feet. Our units -- our average is
12 larger than that. It also requires that no unit can be
13 smaller than 750 feet.

14 We will have approximately 30 percent
15 one-bedroom units; about 60 percent two-bedroom units, and
16 it will be a smattering of some threes. All two-bedrooms
17 are two baths; all three bedrooms are two baths.

18 The market study we did was very pleasing in
19 that the rents will start for one-bedroom, approximately
20 750 square feet, close to \$1,200 a month. That number
21 will, for a three-bedroom, will be probably just over
22 \$2,000 a month.

23 These are planned as high-end luxury units,
24 9-foot ceilings, wood flooring, granite countertops, on
25 and on and on.

8

1 Are there any questions, please?

2 CHAIRMAN MADDEN: Any questions?

3 Mr. Faron.

4 MR. FARON: Is -- is the possible fourth
5 variance the sky exposure plane, is that --

6 MR. BRASWELL: Yes. Thank you.

7 The sky exposure plane which, basically,
8 indicates that you move in to the property 100 feet, go
9 45 feet in the air and project from that point a 30-degree
10 angle.

11 It would basically -- I could basically build a
12 building, maybe the length of this property, about that
13 wide, with that sky angle plane of a 30-degree angle.

14 That's the fourth requirement -- request of Board of
15 Adjustment.

16 CHAIRMAN MADDEN: Do one of you want to go next
17 or --

18 MR. LANGDON: Yeah.

19 CHAIRMAN MADDEN: Okay.

20 MR. LANGDON: If you're ready.

21 CHAIRMAN MADDEN: Pardon me?

22 MR. LANGDON: If you're ready for me.

23 CHAIRMAN MADDEN: Yeah, we are.

24 MR. BARTON: I was just going to get some
25 clarification --

1 CHAIRMAN MADDEN: Oh, I'm sorry. Dr. Barton. ⁹

2 MR. BARTON: -- real quick, and I don't know how
3 much it affects things. I was just trying to get
4 understanding.

5 Is there an exchange of ownership or does --

6 MR. BRASWELL: Yes.

7 MR. BARTON: -- Dr. Branson still maintaining
8 the ownership of his property?

9 MR. BRASWELL: Dr. Branson still maintaining the
10 office parcel, and I will be purchasing approximately
11 3 acres from him.

12 MR. BARTON: And then -- and then there's cross
13 access easements --

14 MR. BRASWELL: Yes.

15 MR. BARTON: -- I guess?

16 MR. BRASWELL: Yes, sir.

17 CHAIRMAN MADDEN: Mr. Eberhardt.

18 MR. EBERHARDT: On your eastern boundary, you

19 say that abuts a Residential Development, AR?

20 MR. BRASWELL: Yeah, this is -- this is
21 designated as an AR Residential District condominium.

22 MR. EBERHARDT: And what kind of a buffer or
23 screening is there between your apartments and those?

24 MR. BRASWELL: Currently nothing. There's a --
25 see this long rectangle here --

1 MR. EBERHARDT: Uh-huh.

10

2 MR. BRASWELL: -- that's a one level multicar
3 car garage, but there's nothing else. There's not a
4 screen or a fence or anything.

5 This -- this sort of acts as one, but there's --
6 basically, that's a parking lot here. Garage here.

7 MR. EBERHARDT: And what is the closest
8 residential unit to your building on --

9 MR. BRASWELL: It would be -- this actually is
10 the edge of the parking lot, so there's a building right
11 here, and it does not show up on -- on here.

12 Building No. 1, the northern building and the
13 southern building, and there's the long parking garage,
14 and there's the entry off of Old Olive. And the property
15 line then is right there.

16 MR. EBERHARDT: Thank you.

17 CHAIRMAN MADDEN: Are -- are you going to put
18 something on your property line between -- like either a
19 fence or landscape or something between you and their --

20 MR. BRASWELL: Well, yeah, between the setback
21 there would be landscaping here, and we submitted a
22 landscaping plan.

23 CHAIRMAN MADDEN: Okay.

24 MR. BRASWELL: But there's no other visual
Page 9

25 barrier other than landscaping.

11

1 CHAIRMAN MADDEN: Okay.

2 MR. EBERHARDT: And is that side a blank wall or
3 does it have windows or --

4 MR. BRASWELL: No, there are -- there are
5 windows on -- on these -- this side and this side, and
6 then this is the -- this is the parking structure.

7 MR. EBERHARDT: Right.

8 MR. BRASWELL: Which, typically, what I've done
9 in the past on those, you know, they have a -- what I call
10 a spandrel, which -- is concrete, but I'm actually just
11 finishing one in University City near 170 and Delmar and
12 -- thank you -- and what we've done there is you can take
13 this spandrel, which is this, and you can do a number of
14 things with it.

15 What we did on the current one is put a form
16 liner in the concrete form, which looks like stone. You
17 can do brick, about -- about whatever your imagination
18 can think of to make those look more than just a blank
19 concrete panel.

20 This -- this is the proposed elevation from the
21 office building site. And, as you can see, this is the
22 garage and the units, and then this is just a blowup of
23 that piece right there.

24 I got a better one. It's -- the -- and the east
25 elevation is -- you'll see the expanse of the garage and,

12

1 again, these spandrels, again, this is a grade plus three
2 levels here, and then units on each end similar to the
3 other, but, again, there's -- there's not sufficient depth

4 on the property to wrap both sides of the garage.

5 The other -- just -- just for reference, this
6 was the landscape plan we submitted for the entire site.

7 And one other thing I might mention is that on
8 this landscaping plan, you've got -- I mentioned you have
9 this courtyard here and a courtyard here, one of which
10 we've got a pool and another just a water feature.

11 In addition to that, on the upper level of the
12 garage is what we would refer to as a rooftop garden,
13 which is, you know, place for sunbathing, we'd have up
14 there what they'd call a splash pool, you know 20-inch
15 deep body of water, and just a place for people to hang
16 out, sunbathe, and typically there would be barbecue
17 grills up there as well. Similar in both of these
18 courtyards.

19 One thing I might mention, the property is
20 elevated, but -- but what's unique about this sort of
21 garage structure, people can actually drive -- if they
22 live on the second floor, they can drive up to the second
23 floor, and you enter at four points off of that garage to
24 go into the corridor on the level in which you're living.

25 So people sort of self-distribute to where

1 they're at. They generally just don't use the elevators.¹³

2 This first floor along here would house our
3 leasing office and the work-out room and all the amenities
4 that would be available for the residents.

5 CHAIRMAN MADDEN: Okay. Thank you.

6 MR. BRASWELL: Any more questions?

7 CHAIRMAN MADDEN: Not right at this moment, I
8 don't think.

9 Why don't we hear from Paul, and then I'll let

10 the people in the audience comment.

11 MR. LANGDON: Feel like I'm sitting in your
12 laps.

13 Good evening, Mr. Chairman, Members of the
14 Commission.

15 My name's Paul Langdon. I'm the Director of
16 Community Development for the City of Creve Coeur.

17 The applicant has given you a thorough
18 walk-through of the site and the project itself.

19 As he's identified, there are a number of issues
20 related to the zoning as it sits today.

21 The basic expansion of the Core Business
22 District is not unusual. It is a continuation of the
23 basic form, which is fairly intensive development.

24 We call it the Pavilion Shopping Center. Has a
25 number of retail units, it has office over retail in the

1 northwest corner. It has the theater, and it does have a¹⁴
2 parking deck, albeit a rarely used parking deck.

3 The drive that runs down beside it, Pavilion
4 Drive, was never intended to be a public street. It is
5 not today a public street.

6 It was intended to be an access for traffic
7 leaving en masse from the theater. That's where it
8 originated. The theater is right here. That's Pavilion
9 Drive. That's the parking deck, you have restaurants and
10 retail, restaurant, restaurant, restaurant, mixed office
11 and restaurant back here and retail.

12 The -- the driveway is really only built to
13 driveway standards in terms of width. The turning radius
14 here, if any of you have tried to negotiate it at a busy

15 time, is not very good, and certainly that's something
16 we're mindful of as we move forward.

17 Also you have some newer office located here at
18 the corner and you have comments received last time from
19 the owners of that building that have concerns. You also
20 have the Carriage House, which has been referred to. You
21 received comments last time on that, and I think you'll
22 get comments tonight from residents there.

23 These are all factors that we're aware of.

24 I think one of the things that you also need to
25 be aware of, and I don't want to presume on the Board of

1 Adjustment here, but it does help with the general 15
2 understanding of how we got here and some of the issues,
3 that not only will the Board of Adjustment will be looking
4 at, but I think that you all need to look at as well, and
5 that is the zoning history of this area.

6 It has been commercially zoned along Olive
7 Street Road since the City incorporated. This is part of
8 the original incorporation area. At the time there was no
9 Olive Boulevard, this is where Olive went. And this was
10 always seen as an area coming off of Lindbergh for
11 commercial development.

12 When Carriage House came along, the project, as
13 a concept, the City did not have a Multifamily District
14 that could handle it. It was proposed actually originally
15 over here close to Lindbergh or over here where there's
16 currently an office building.

17 At the time they developed the Multifamily, it
18 was called Planned Multifamily Development, the P
19 District. And it allowed for higher density, which
20 Carriage House is. It allowed for shorter setbacks and

21 less green space. Basically, it was a compression of the
22 what was conventional garden apartments at the time. This
23 was the early 1980s.

24 The two sites failed, but ultimately Carriage
25 House came out of that zoning. Ultimately, the City

1 decided that that P District was not very workable, so¹⁶
2 they reworked it into what became the MF or Multifamily
3 District.

4 In addition, there was the AR, Attached Single
5 Family, which is sort of townhouses, and then there are
6 all this Single-Family Detached Districts.

7 Carriage House was zoned Multifamily. That's
8 important because going forward you had a multifamily
9 parcel surrounded by commercial development or commercial
10 zoning.

11 And commercial zoning popped up over the years.
12 You had the development take place here at Pavilion, which
13 initially stage you see, but then went to Core Business.
14 Had all this development along the north side, the
15 expansion of Lou Fusz with the Subaru dealer.

16 You have the office building here right at the
17 interchange ramp, the other dealership and some various
18 offices and a -- and a school right here, a private
19 school. So you saw a variety of different development.

20 In the late 1990s, the City, 1997, the City
21 adopted a new zoning code. It was a complete rewrite. A
22 lot of new standards were brought in.

23 One of those was anything in the Core Business
24 District had to provide this 200-foot buffer if it was
25 adjacent to Single-Family Residential.

1 Remember at the time that there was still
2 Multifamily Residential. There was a clear break there
3 when you were beside Single-Family, you had big buffers.
4 If you were beside Multifamily, no buffer.

5 In this case you had multifamily development,
6 and so there was no presumption that they were creating
7 some sort of a -- a buffer zone around that particular
8 development or any like it, frankly.

9 Just a couple years after that zoning code was
10 adopted, there was a move in the City to get rid of all
11 Multifamily zoning. There would be no more Multifamily
12 zoning as a designation. Any properties that were zoned
13 Multifamily would be zoned something else.

14 In that effort, this along with all the other
15 apartment complexes, were evaluated for what was the best
16 district, because, as you know, that's not a townhouse.
17 That is not attached Single-Family development, but it's
18 also not a business either, it's where people live.

19 So they decided at the time that the best use or
20 the best district would be AR, even though it isn't AR, it
21 doesn't meet any of the standards of AR, at least AR was a
22 Residential District that allowed somewhat higher density,
23 and that's about as far as -- as this project went along
24 with it.

25 The problem though is that now you brought along

1 a whole bunch of protection standards for a style of
2 development that were never intended to go with this style
3 of development. But that's the way it went, and that's
4 what we have today, AR zoning on a multifamily project.

5 Several years go by, the General Commercial

6 zoning stays in that area. Nothing happens.

7 Comprehensive Plan is written in 2002. There's
8 specific wording in there that the City should envision
9 this as a Commerce Center. That's the name given to this
10 district of the City. There's wording in there that says
11 the City should be prepared and should encourage
12 large-scale redevelopment, sophisticated redevelopment
13 with high design -- design standards and should, in fact,
14 it goes as far as encouraging a green-tape approach,
15 meaning minimum restrictions; make it happen. Even with
16 that, nothing happened.

17 The Pavilion really was it. And that was the
18 only thing that -- that was taking place. Lou Fusz did
19 the Subaru dealer, which, compared to the other portions
20 of the complex, again, that's it right here, compared to
21 the repair center and the size of the Nissan and Mazda
22 dealers, it's much, much smaller. It simply wasn't taking
23 place.

24 The only other project was this one, which is
25 three stories and actually fits within the General

1 Commercial zoning, but the owner of that building will¹⁹
2 tell you that if he could have done more, he would have
3 done more. Because he had access and because he had
4 location, he knew that he could make the project work, but
5 he didn't have the zoning, and he didn't have a big enough
6 piece of land to qualify for a stand-alone Core Business
7 District.

8 He would have, in effect, been spot zoning had
9 he done that, which is curious, because when they zoned
10 this Carriage House project -- sorry -- this Carriage

11 House project to AR, they effectively spot zoned a piece
12 of property. It doesn't fit in. It's surrounded by
13 Commercial. It doesn't fit the district it's in. It was
14 a zoning of convenience.

15 We move ahead another several years, and this
16 project comes along. They're looking at a set of new
17 circumstances. The market has changed. The expansion of
18 the plant science region, if you will, with Monsanto, this
19 is -- you can see a little bit of it here, of course,
20 Monsanto's, you know, over to the west, and you have the
21 Danforth Plant Science Center and Bridge Park and now
22 the -- the Healing Center, which is owned by St. Louis
23 County, all starting to form a district. They're starting
24 to grow.

25 Part of that market study that the applicant

1 referred to looked at the growing number of people working²⁰
2 in that area that had need for this style of housing.

3 You have in your packets, and it was on the dais
4 today, letters from Danforth Plant Science Center, as well
5 as Bridge Park and Wexford encouraging the project because
6 a lot of the people that work in those centers are looking
7 for this style of housing.

8 They're coming here from out of country; they're
9 coming here from other parts of the country, they may or
10 may not stay here. They are used to a different style of
11 living in many cases and they don't want to commute.

12 Remember that back when some of this zoning was
13 done, and even at the -- in 2002, we weren't looking at
14 nearly as much interest in people living close to where
15 they work. Commuting was a part of what Creve Coeur was
16 and still is to a large degree, but it's on -- the

17 commuting is on the decrease and people wanting to live
18 close to work is on the increase.

19 And the Plant Science Center has, as a region,
20 has really seen a push amongst the people living -- or
21 working there to -- to have more housing choices nearby.

22 So that's kind of led to the genesis of this
23 project and -- and the Applicant's interest in it. It
24 really raises a lot of questions for us though.

25 Regardless of the architecture, regardless of

1 the materials, the details of the landscape plan, I think²¹
2 we first have to address this question of is this the
3 right direction for this area.

4 The Board of Adjustment has very specific issues
5 to look at, and their discussion will be focused on those
6 issues. But one of the questions they have to answer is
7 if the variances are granted and the project is built,
8 will it be a detriment to this property, to the properties
9 around it, or the City in general.

10 That's a big question, because in some ways this
11 follows with the pattern of development that's been
12 anticipated in the Comp Plan, but it's very much not in
13 following with the zoning that's in the area.

14 We haven't seen a project like this in the City
15 before except for Kings Landing. Kings Landing -- well,
16 and I take that back. Summit Lofts is very similar,
17 although not as big. It's that -- that sort of dense
18 urban model, very short setbacks, it's really, you know,
19 the buildings go right to the edges and everything is
20 focused inside. The rents are very high.

21 And I can report that the tenancy in those

22 projects is also very high. They are functionally full
23 all the time now. So there is market interest.

24 The question for you all, I think, as the
25 Planning Commission, and this really starts to preempt

1 some of the Comprehensive Plan discussions that we'll get²²
2 into later this year, is where is this area headed. Is
3 this an area that's headed for this style of development,
4 or is this an area that should be pressured to stay below
5 three stories and stay within that General Commercial
6 limitation.

7 What you see out there today, although dated, is
8 effectively what General Commercial allows. It's fairly
9 dispersed. Fairly low. Fairly low intensity.

10 Core Business, as you know, is City Place, it's
11 North New Ballas. It's the area that runs across the
12 interchange and over to Westgate. You know, that's Core
13 Business zoning. West Park on the far side of the City,
14 that's also Core Business zoning. It is a different
15 character. It is more urban in style. It is more dense.

16 Where I think you can be of the most service to
17 this process at this time is to look into that issue and
18 speak to it, so that we can then help the Board of
19 Adjustment as they deliberate on this question of harm.
20 Is there a harm or is this actually a good thing for the
21 area.

22 There's no question that's a dramatic change for
23 the properties around it. Property to the west is a part
24 of the project, so one presumes they're in favor. We
25 haven't heard from the projects to the north. Carriage

1 House residents, some of them, at least, are opposed to²³

2 the project. This is a dramatic change for them. It's a
3 parking lot beside them today. You know, this is all
4 parking lot right here.

5 This is one small building, and you got a house
6 right there, the manse, I suppose it was, for the church.
7 And the rest of it's all landscape. Now you'll have a
8 building that fills almost that entire space. That's
9 dramatic change.

10 But is that the dramatic change that the Comp
11 Plan was seeking.

12 And I suppose that's the first question I really
13 have for you. What do you think? Because we will take
14 these comments forward to the Board of Adjustment.

15 I'm not looking for you to recommend the project
16 tonight. In fact, I encourage you not to. I'm not
17 looking for you to say that you would approve the project,
18 but the first question, is this the right kind of project.
19 We've seen this before. It's a great project, it's in the
20 wrong place. Is that the case here or is this the right
21 project to lead the way to a different future than the
22 last 20 years we've seen in this area?

23 CHAIRMAN MADDEN: Mr. Eberhardt.

24 MR. EBERHARDT: What's the approximate
25 employment at the Danforth Science Center of people who

1 might be utilizing these kind of apartments, do you have²⁴
2 any feel for that?

3 MR. LANGDON: I don't know that I can answer
4 specifically to Danforth. I believe it's in the 200
5 employees range. I believe Wexford is similar. Helix
6 just started, so there's very little there. Monsanto's,

7 you know, is essentially 24-hour operation, but I think
8 their peak on campus employment at any one time is about
9 3,000.

10 Those areas are growing. Recall there's two
11 more phases to the Wexford project, both of which are
12 larger than Phase I. And then Helix is, I believe, about
13 115,000 square feet, only 20 percent or so is full right
14 now.

15 MR. EBERHARDT: Thank you.

16 CHAIRMAN MADDEN: Mr. Faron.

17 MR. FARON: In regards to the Comp Plan, it
18 seems like this project is very favorable to a lot of
19 things in the Comp Plan, as I've read the staff's report
20 and delved a little deeper into that.

21 It seems like we've attempted to lay out options
22 for this site in this area before, and it hasn't taken
23 off. I don't know if we want to continue to do that.

24 There also seems to be support from the
25 companies in the vicinity. I know we have some -- some

25
1 push back from some businesses in the vicinity, but some
2 of the larger companies, the biotech companies definitely
3 make a good point in allowing some residential options for
4 their workers and people that are in that area not to have
5 to drive somewhere to -- to lunch, do lunch, or just exist
6 and live in that vicinity.

7 It seems like in the past there's been a
8 convoluted direction to where this Carriage House building
9 exists now as its zoning is in place.

10 In taking into consideration some of the
11 comments that were made before, the previous meeting, is
12 there a possibility of softening Pavilion somehow to

13 appease the people that were against the -- or stating
14 that there could be some traffic problems, you know,
15 adjusting that? I know one of the traffic reports stated
16 that the stop sign is not of a typical nature. Maybe
17 that's something to start with. Widening it slightly.

18 Is there an option to put a light up at
19 Guelbreth and across from Carriage House? I know that's a
20 nightmare to come in and out of for some of the residents
21 there.

22 Things of that nature. I mean I think there's a
23 lot of options here to try to make this project work.

24 I know the Applicant said that dropping it a
25 story might make it unrealistic, but would that change the

1 zoning? I thought you had said that in the report that²⁶
2 that possibly would eliminate some of the variances that
3 he might have to apply for.

4 MR. LANGDON: Only one.

5 MR. FARON: Only one. The sky plan or the --

6 MR. LANGDON: Yes, the sky plan.

7 MR. FARON: Yeah. So I mean I don't want to go
8 on and on, so I've read this extensively, the staff
9 report, and there's other things I can mention, but I'll
10 -- I'll throw it back to the Commission, see if anyone
11 else has additional comments. But I think we can do some
12 things here to make it move forward on this, not to
13 approve it now, but to definitely look at it a little
14 closer. Maybe we do our own independent traffic study. I
15 think the study was done by the Applicant.

16 We had a similar conflict with Delmar Gardens
17 so, at any rate.

18 Anyone else?

19 MR. HOWARD: I have a couple comments.

20 It seems like the access to this property from
21 Pavilion is the wrong direction. That seems like the
22 wrong street to use.

23 Old Olive is built sufficiently wide to handle
24 this kind of traffic flow. Pavilion just absolutely is
25 not.

1 Has the fire department looked at this -- 27

2 MR. LANGDON: Yes.

3 MR. HOWARD: -- as far as access from both
4 sides?

5 MR. LANGDON: Yeah, I mean fire
6 department's comments -- let me bring up the site plan --
7 keep north up.

8 Right now recall that the primary access is
9 intended to be here off of Old Olive. There is access
10 today right here. It goes into the office building in
11 this parking lot and then it connects through to this --
12 the big parking lot that's here.

13 Obviously, you can see that would still be a way
14 through.

15 The fire department sees this as the primary
16 access and would not want to use this. They did look at
17 being able to negotiate a truck through here, oops,
18 through here to this point where they could then extend a
19 ladder to fight a fire in the south end of the building.

20 Concern being that once you got a truck in here,
21 if you got a truck in here, it would be extremely
22 difficult to get out, especially if there are cars parked
23 there. It -- you couldn't get a ladder truck is what it

24 comes down to.

25 So they have considerable concerns about getting

1 into that property. What they would do, and what the 28
2 Applicant has agreed to work with Demon (phonetic), access
3 is from Old Olive. They come to here and then using a
4 series of the, they call them grass pavers or turf
5 blocks --

6 MR. BARTON: Uh-huh.

7 MR. LANGDON: -- which they've approved in a
8 variety of locations before, a truck can drive down there,
9 only one time use, hopefully if -- hopefully never be
10 used. And again can then reach a point here, where then
11 extend a ladder and fight a fire in the south end.

12 It's, again, not ideal, but at least it
13 does allow them access. They are satisfied with that. We
14 met directly with the fire marshal and with the -- the
15 ladder truck captain, who felt that that was acceptable.

16 And then on the other side, they would access
17 using Carriage House parking lot.

18 MR. HOWARD: Okay. So that would eliminate
19 those trees that we see on this landscape plan?

20 MR. LANGDON: No. No. They work around the
21 trees. They're not worried about that. That's why they
22 keep a chainsaw on the truck.

23 MR. HOWARD: And then isn't this -- if we
24 move this concept, now this is four stories, I think we're
25 looking at three in the form base code Downtown District.

1 This would be -- 29

2 MR. LANGDON: Three up -- three up to six.

3 MR. HOWARD: So this would be the kind of
 4 development that we'd like to see --
 5 MR. LANGDON: Yes.
 6 MR. HOWARD: -- in that area --
 7 MR. LANGDON: Uh-huh.
 8 MR. HOWARD: -- certainly.
 9 MR. LANGDON: Yeah. And to the extent it's
 10 relevant to Kings Landing, and Kings Landing is, at least
 11 for the last several years, extremely successful, we would
 12 encourage more.
 13 CHAIRMAN MADDEN: You done?
 14 MR. HOWARD: Yes, I am.
 15 CHAIRMAN MADDEN: Okay. You know, Creve Coeur's
 16 got something really going there, I think, at the corner
 17 of Warson and Olive Street --
 18 MR. LANGDON: Uh-huh.
 19 CHAIRMAN MADDEN: -- and we got this letter here
 20 saying that, you know, this is what these people are
 21 looking for.
 22 I just got back from Italy. You hardly see any
 23 houses in Italy. The people live right near where they
 24 work.
 25 MR. LANGDON: Uh-huh.

1 CHAIRMAN MADDEN: They either take a scooter,³⁰
 2 public bus or they walk.
 3 And, you know, we're bringing a number of these
 4 people in, I think, from other countries, to me this fits
 5 right in.
 6 Now I also agree with what Mr. Faron said, we've
 7 got to make this maybe a little bit more palatable for the
 8 neighbors to the east.

9 But this is, to me, a chance for Creve Coeur to
10 really make that Plant and Science Center and everything
11 else that's located over there, maybe really take off, and
12 make it easier for them to recruit world-class people, and
13 the better people we get in there, you know, and then you
14 got Monsanto right across the street, I'm sure there's a
15 number of their people --

16 MR. LANGDON: Yes.

17 CHAIRMAN MADDEN: -- that are single or they,
18 you know, maybe have -- they're married with no kids or
19 just young kids would love to live there.

20 I think this is perfect for this situation.

21 MR. LANGDON: It's important to note this
22 property south side of Old Olive -- or Olive -- Old Olive
23 Street Road is in the Ladue School District, and so we do
24 expect that there will be families living in the building.

25 CHAIRMAN MADDEN: And -- and as far as the

1 traffic, and I'm sure we're going to do an independent ³¹
2 one, well, as long as I've been on here, we can have the
3 two traffic studies will come out exactly the same, and
4 we'll still have people sitting out there in the audience
5 saying they don't know what they're doing, so I mean, and
6 usually when we get done with these projects the traffic
7 people were right, you know, so.

8 MR. LANGDON: I can add to that.

9 The -- we did ask the police department to set a
10 counter out for a week, and get some idea of the amount of
11 traffic on the street. It's a little north of 8,000 cars
12 a day. For a road this size, that's, you know, certainly
13 normal, it could handle substantially more than that.

14 There are no significant crash statistics anywhere along
15 Old Olive until you get down to the intersection with
16 Olive Boulevard, which is a whole different situation
17 because you have cars running the red light going east or
18 west that leads to crashes there.

19 But Old Olive, in general, is not a safety
20 concern today. You know, it's always a question about how
21 much traffic an apartment complex generates.

22 In general, with any residential you see a -- a
23 dispersal of the traffic. They don't all leave at the
24 same time; they don't all come home at the same time.

25 Offices and factories are the worst for that.

1 Schools are another bad one for really creating that focus³²
2 of traffic.

3 But 174 units is going to generate a fair bit.
4 Their traffic study believes that that can be
5 accommodated. Mostly if the traffic stays to Old Olive.
6 It really didn't get into the question of -- of Pavilion
7 and whether we'd have a lot of traffic cutting through
8 here. I think they made some assumptions that were very
9 low. And I think, yes, we would use the City's traffic
10 engineer to verify any of those conclusions.

11 CHAIRMAN MADDEN: Thank you.

12 Okay, Mr. Faron.

13 MR. FARON: If I could go back and mention, on
14 the Kings Landing, was the only variance the parking
15 related to these --

16 MR. LANGDON: That -- yes.

17 MR. FARON: -- four? It was just the parking?
18 The other were in some way, shape or form avoided and
19 addressed at that project?

20 MR. LANGDON: Yes, cause it's surrounded by Core
21 Business zoning, there were only the 10 foot setbacks
22 required --

23 MR. FARON: Okay.

24 MR. LANGDON: -- all the way around so.

25 MR. FARON: And I -- it seems like a project

1 like this, and you can chime in with what your perspective³³
2 on it would be, with the Commercial, the GC above there,
3 and the church that is now for sale --

4 MR. LANGDON: Yes.

5 MR. FARON: -- a project like this could infuse
6 and interject possible regrowth and development there.

7 I mean if we have the flyover coming from the
8 biotech corridor over there, and a lot of people living
9 there, I think business owners love to have that, people
10 living and working within their vicinity.

11 I mean that strip of shops up there have been
12 struggling for a long time. I would think they would love
13 to -- I'm not saying that addresses all the issues, but
14 the depressed area that -- up that -- up on Old Olive
15 there would probably benefit from additional people living
16 in the neighborhood, and it seems like you have stated
17 that in the past so and in our staff report so.

18 CHAIRMAN MADDEN: Paul, before we get too deep,
19 why don't we go to the public comment --

20 MR. LANGDON: Sure.

21 CHAIRMAN MADDEN: -- if that's okay.

22 How many people, by a show of hands, are going
23 to speak tonight from the audience?

24 Three. Okay. I'm going to regret this, but

25 I'll waive the three-minute clock if there's only three of

34

1 you, but I may reinstate it quickly.

2 So the only -- no, you're not on this one.

3 Ma'am, why don't you come forward first. Yes.

4 And when you get up there, could you please
5 state your name and address, please.

6 MS. KRAM: Joan Kram.

7 CHAIRMAN MADDEN: You can pull that microphone
8 down so you don't have to stand on your --

9 MS. KRAM: Better?

10 CHAIRMAN MADDEN: There you go. Great.

11 MS. KRAM: Joan Kram, and I live at 920
12 Guelbreth, which would be like almost next door to this
13 new project they're planning on.

14 I am here representing Carriage House, the one
15 with the porches, the second one on the lot.

16 CHAIRMAN MADDEN: Uh-huh.

17 MS. KRAM: And I am here, as I say, representing
18 them. We are not in favor of this, mainly, as you said,
19 because of the traffic.

20 It's -- first of all, we weren't told if it was
21 going to be apartments or condos. Nobody has -- well, no
22 one has even come and spoken to our president or any of
23 our neighbors in our building to even give them an idea of
24 something to think about.

25 I'd like to know just how this is going to

35

1 affect our property at 920. I don't know what they're
2 going to do as far as -- I don't know what we're going to
3 do or they're going to do or whatever as far as parking,
4 and et cetera, et cetera.

5 I'd like to know if, indeed, this project is
6 passed, when it will start being built and how long it
7 will take to be built.

8 Frankly, and I'm sorry, I think it's
9 Mr. Madden --

10 CHAIRMAN MADDEN: Yes.

11 MS. KRAM: -- I don't agree with you. I don't
12 think it's going to be of any benefit to us whatsoever,
13 and, again, we're getting back to traffic and so forth.

14 And I don't want people to think I don't like
15 kids, cause I love kids, I've got great grandchildren. So
16 please don't feel that I am against that, but it's just
17 going to be -- it's not going to be of any benefit to
18 them. And when we see kids, even now, when they come over
19 to visit grandma and grandpa, and if they're playing in
20 the yard -- in -- we have no yard, so it's our parking
21 lot. And then we're going to have more going on with this
22 new project.

23 I don't know what they're intending -- how many
24 children they're intending to allow, or if anybody with
25 children is interested.

1 But, as I say, I do want to know when this is³⁶
2 projected for; when they are intending to start building
3 if it is passed and how long it will take.

4 CHAIRMAN MADDEN: Okay. When we get done with
5 all three of you, then we'll ask him to come up and answer
6 your questions, okay.

7 MS. KRAM: Pardon me, I'm sorry?

8 CHAIRMAN MADDEN: After the three of you
9 speak --

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10 MS. KRAM: Oh, yeah.
11 CHAIRMAN MADDEN: -- we'll ask him to come up to
12 answer the questions, okay.
13 MS. KRAM: Okay. Fine. Thank you.
14 CHAIRMAN MADDEN: Thank you very much.
15 Mr. Kent. Were you sworn in?
16 MR. KENT: No, I don't believe.
17 CHAIRMAN MADDEN: Okay. Well, then we need to
18 swear you in, please.
19 (Mr Kent was sworn by the court reporter.)
20 MR. KENT: Robert Kent, 13084 Ferntrails Lane.
21 I just wanted to comment, it's not on the map,
22 but just across on the other side of Old Olive Bowl is
23 LaVerne Collins Park. And it's within walking distance.
24 And LaVerne Collins Park has been underutilized, to say
25 the least.

1 And so, perhaps, if we get this development,
2 it'll be attractive to the people in the development,
3 particularly if they have children, which was just
4 mentioned. And in addition we can perhaps justify having
5 put that park where it was.

6 Thank you very much.
7 CHAIRMAN MADDEN: Thank you.
8 Mr. Caldwell. Were you sworn in? I didn't
9 know.

10 MR. CALDWELL: Yes.
11 CHAIRMAN MADDEN: Okay.
12 MR. CALDWELL: David Caldwell, 257 Brooktrail
13 Court.

14 I thank the Chairman for waiving the
15 three-minute rule, but I'll do the best that I can.

16 I would like to maybe ask Mr. Langdon to weigh
17 in on this, but as I look at this project, it can be
18 approved as General Commercial, so he's asking for Core
19 Business, but technically it can't be approved as Core
20 Business either because of all the variances that are
21 required.

22 It can't really be approved as a straight Core
23 Business project. Many variances are needed to make it a
24 Core Business eligible.

25 So my question to Mr. Langdon, why wouldn't this

1 be a Planned Residential District, in which case there ³⁸
2 would be a different set of rules that would apply, and we
3 would talk about the public benefits and so forth, and we
4 would also characterize the project going forward by
5 making Core Business it can be anything that -- if this
6 project failed, as it is proposed, then it's Core
7 Business, it could be anything that is Core Business from
8 now on.

9 So my question -- one of my questions is why
10 wouldn't this be approached as a Planned Residential
11 District?

12 Now, I think Mr. Eberhardt raised the issue
13 about the employment in the area. And I would say that at
14 174 units, this is a drop in the ocean as -- in terms of
15 addressing the housing of the people in the area. I
16 worked at Monsanto, and I know about that.

17 So but if there is a general community interest
18 to provide housing there, then it would equally be
19 possible to use the same zoning that applies to the
20 Carriage House, and make -- put in housing of a similar

21 scale to the Carriage House on that property, and you
22 could provide housing there.

23 There's no reason that -- more -- no more of a
24 reason to extend the Core Business zoning from the west,
25 as there is to extend attached residential or other

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1 residential zoning from the east.

2 So I -- I think that there's -- there are other
3 common sense approaches to this project other than
4 squeezing in the ultimate maximum unbelievable density
5 that is proposed requiring all these variances, and still
6 achieve the purposes of the -- of the -- the Comprehensive
7 Plan.

8 And, lastly, I think -- I haven't seen the
9 traffic studies, I don't know what extent they have been
10 done, but not only the -- the residential -- the residents
11 there, but also some of the businesses have raised that
12 issue so that shouldn't be finalized.

13 There may be people who disagree with it, but
14 that's no reason not to do a full and complete traffic
15 study.

16 So I would encourage continued study, as
17 Mr. Langdon has recommended, on this site.

18 The area does need improvement, and I think it
19 should start with some commitment from the City.

20 Mr. Kent brings up the park. There really isn't
21 adequate sidewalks to take people to that park. You'd
22 have to be walking through parking lots to get there.

23 So, and there are a lot of things that -- the
24 flyover is eons away, if ever, so that shouldn't even be
25 considered in terms of justifying this project.

1 The City needs to make a lot of commitments to
2 improve the infrastructure in the area. And this project
3 is not -- not doing any of that, whereas a Planned
4 Residential District would maybe make some contributions
5 there.

6 So I think we need to apply a lot of common
7 sense and not get mired down in some of the zoning
8 history.

9 CHAIRMAN MADDEN: Thank you.

10 Is there anybody else? Okay.

11 Paul, would you like to answer those comments?

12 MR. LANGDON: Just answer them from here.

13 The -- the key issue with the Planned
14 Residential is that one of the requirements to rezone to
15 Planned Residential District is that the surrounding
16 properties be predominantly residential.

17 In this case only Carriage House is residential.
18 The rest of it's all commercial. So it doesn't meet the
19 base requirement.

20 In addition, there are buffer standards within
21 Planned Residential as well, which, again, go to Single
22 Family Zoning, which AR technically is, even though
23 Carriage House is not. So we did look at Planned
24 Residential zoning, and it doesn't fit any better than
25 Core Business.

1 Also it has a maximum density of 20 units per
2 acre, which matches the maximum density under AR, as well
3 as the maximum density without a conditional use permit in
4 Core Business.

5 So at I believe 43 units per acre for this

6 development, again Planned Residential doesn't work.

7 So we did look at it. It doesn't work.

8 ALR -- extending AR would not allow either this
9 project or Carriage House. The Carriage House project
10 doesn't meet the minimum acre size; doesn't meet the
11 minimum lot size; doesn't meet the density limit; it
12 doesn't meet the site coverage limit.

13 So even -- that's Carriage House. That's not
14 the proposed project. So the AR doesn't work either.

15 Definitely discussed the issue with the
16 Applicant that -- that we always try to consider, which is
17 what could subsequent land uses be should the project
18 fail, but the zoning remains.

19 And, again, we really come back to that same
20 question. Is this area headed for the Core Business style
21 of development, whether that's high density residential or
22 office buildings or high density retail, or is it really
23 destined to stay General Commercial, which is what it is
24 today.

25 CHAIRMAN MADDEN: All right. Thank you.

1 Mr. Braswell, could you come back up and let us⁴²
2 know if -- how long this will take to build and when you
3 propose to start. I know it depends on variances and
4 other things.

5 MR. BRASWELL: Based on your approving it
6 tonight you mean?

7 CHAIRMAN MADDEN: Yeah.

8 MR. BRASWELL: I'll just give you the timeline
9 for the -- for the -- when we would -- if we could start
10 from a construction standpoint.

11 We -- we plan approximately 18 months from the
Page 35

12 time we would get building permits and start construction.

13 There was one other question too. I mean --

14 seems to me there was. Is there --

15 CHAIRMAN MADDEN: How it affects her property --
16 their property.

17 MR. BRASWELL: From construction standpoint, we
18 wouldn't be on them at all. I mean we can't do that.

19 CHAIRMAN MADDEN: Okay. Thank you.

20 MR. CALDWELL: Mr. Madden, can I have one more
21 comment?

22 CHAIRMAN MADDEN: Sure. Do I need the clock?

23 MR. CALDWELL: No.

24 This reminded me when they question about how it
25 would affect their property. And I think this pertains to

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1 the sky plane thing. I think this would have a severe
2 impact on the Carriage House in terms of the sunlight in
3 the afternoon. So I think that would -- we'd need to have
4 a -- maybe an explanation from a expert on that to -- to
5 tell the people how it would affect them.

6 CHAIRMAN MADDEN: Thank you, Mr. Caldwell.

7 And that will close the public hearing.

8 MR. LUMLEY: After I do my exhibits.

9 CHAIRMAN MADDEN: After you do your exhibits.

10 MR. LUMLEY: Thank you.

11 I offer the following exhibits into the record
12 of this public hearing: Documentation in possession of
13 the City Clerk reflecting the notice that was provided to
14 the public concerning the hearing; the staff's report
15 regarding the application; the City's Code of Ordinances
16 and Charter; the City's Comprehensive Plan and the public

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file regarding this application.

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19 (This ends the public hearing)

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1 STATE OF MISSOURI)

2) SS

3 COUNTY OF ST. LOUIS)

4

5 I, Deborah K. McLaughlin, Registered Professional
6 Reporter, Missouri Certified Court Reporter, Illinois
7 Certified Shorthand Reporter and Kansas Certified Court
8 Reporter, do hereby certify that I reported the Planning
9 and Zoning Public Hearing stenographically and later
10 reduced to typewriting; and that this is a true and
11 accurate transcript of the public hearing.

12

13

14 _____, RPR, MO-CCR, IL-CSR, KS-CCR

15 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

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MAR 28 2013
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March 26, 2013

Mr. Paul Langdon
Community Development Director
Creve Coeur City Hall
300 North Ballas Road
Creve Coeur, MO 63141

SAM J. FIORELLO
Chief Operating Officer and
Senior Vice President
sjfiorello@danforthcenter.org

975 North Warson Road
St. Louis, Missouri 63132

p 314.587.1011
f 314.587.1111

RE: The Proposed Vanguard at Creve Coeur apartment community
10360 Old Olive Street Road, Creve Coeur, MO 63141

Dear Mr. Langdon:

It has come to our attention that there is a proposed luxury residential community located at 10360 Old Olive Street Road before the city of Creve Coeur Planning and Zoning commission. The Danforth Center would like to go on the record as strongly supporting this proposed development. We feel that The Vanguard at Creve Coeur will provide our scientists a convenient housing option. In addition we believe this development will continue to add to the high standard of livability in the immediate area. We respectfully request your consideration of our position in your process of approving this community.

Sincerely,



Sam J. Fiorello

March 28, 2013

City of Creve Coeur
Paul Langdon, AICP
Director of Community Development
300 N. New Ballas Road
Creve Coeur, MO 63141

Dear Mr. Langdon,

Thank you for allowing me to submit the concerns regarding Application #13-003 for developing **The Vanguard at Creve Coeur Multi-Family Residential Development** on behalf of the neighboring property, 10448 Old Olive Street Road, due to my being out of town for the rescheduled Planning and Zoning Meeting, April 1st.

Major concerns are as follows:

1. The traffic is currently heavy on Old Olive Street Road. As our parking lot reaches full capacity on a daily basis with surgical patients from our surgery center, we are very concerned about the increase in traffic.
2. We currently worry about our patient's safety if they are crossing the street. There is a bus stop in front of our property (on the curve) as well as speeding cars entering Old Olive from Olive Blvd. traveling north on Old Olive.
3. Pavillion Street is currently considered an access road, which is indeed a very highly trafficked area due to the restaurants and theater in the shopping center. The street is extremely narrow and there is a lot of confusion regarding the two way stop with on-coming traffic coming from Olive Blvd.
4. Our main concern is overall traffic flow, congestion and access to entrances.

I personally work at this location and I witness daily traffic activities, near misses with car accidents, congestion and a very poorly engineered traffic control for the area. Since the restriping of Old Olive from Olive Blvd., there is a huge traffic issue. Every morning I witness cars that used to have a turn lane, are now stopped to turn into Fitness Edge or Waterway Car Wash and other cars use the turn lane into the shopping center to go around the turning cars. It is a traffic nightmare.

In summary, there is a huge concern with our owners that this proposal includes high density housing with the number of the units proposed. We understand some consist of one, two and three bedroom units which could create a large population of people and traffic.

Sincerely,

ReGina Simo
Owner of 10448 Old Olive Street Road
FRK Properties
Tel. 314.308.7681
regina@anaturallyou.com

Cc: Dr. Frank Simo, Richard Armbruster and Janet Armbruster

PLANNING AND ZONING COMMISSION PUBLIC HEARING

CITY OF CREVE COEUR, MISSOURI

300 NORTH NEW BALLAS ROAD

MONDAY, MARCH 18, 2013

7:00 P.M.

TRANSCRIPTION FROM TAPE RECORDING OF PUBLIC COMMENTS

CONCERNING APPLICATION 13-003

THOSE IN ATTENDANCE:

Mr. James Faron

Ms. Cynthia Kramer

Mr. James Schnarr

Mr. Lee Curtis, City Attorney

Mr. Paul Langdon, Director of Community Development

Ms. Whitney Kelly, City Planner

Ms. Julie Lowery, Recording Secretary

McLaughlin Court Reporting Services, Inc.

Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR

4772 Gatesbury Drive

St. Louis, MO 63128

(314)487-2259

1 MR. LANGDON: Yeah, it'll be recorded, so
2 we'll --

3 MR. SCHNARR: Yeah.

4 MR. LANGDON: -- we'll have the recording.
5 Won't be -- there's no minutes because the meeting
6 doesn't --

7 MR. SCHNARR: There's not --

8 MR. RICHARD ARMBRUSTER: Be recorded for the
9 next meeting?

10 MR. LANGDON: We can -- we can transcribe the
11 comments and provide them, yes.

12 MR. RICHARD ARMBRUSTER: For the next meeting?

13 MR. LANGDON: Yes.

14 MR. SCHNARR: Right.

15 MR. LANGDON: So now would be a good time, if
16 you like to.

17 MR. RICHARD ARMBRUSTER: I represent FRK
18 Properties --

19 MR. LANGDON: We need you at the microphone so
20 we can record you.

21 MR. RICHARD ARMBRUSTER: Sorry.

22 I represent FRK Properties. We're at 10448 Old
23 Olive Street Road.

24 MR. CURTIS: You need to state your name and
25 address.

1 MR. RICHARD ARMBRUSTER: Richard Ambrewster,
2 10448 Old Olive Street Road, Creve Coeur, Missouri.

3 My statement is this. Due to the nature of the
4 traffic flow to and from our facility at 10448 Old Olive
5 Street Road, and if anybody has got the -- the package
6 that shows the overlay of the -- of the property in
7 question, 10360 and 10420, we're basically two blocks
8 away.

9 MR. CURTIS: You're talking about the
10 Application 13-003 --

11 MR. RICHARD ARMBRUSTER: That is correct. That
12 is correct.

13 MR. CURTIS: -- the 5.26 acres --

14 MR. RICHARD ARMBRUSTER: That is correct.

15 MR. CURTIS: -- rezoning.

16 MR. RICHARD ARMBRUSTER: We have a medical
17 building. We have outpatient facilities on the first
18 floor. It's a two-story structure. And we have a
19 physician's office and a spa location on the second floor.
20 We have maxed out on our parking for that parcel of land.

21 If you know the way Old Olive Street Road flows,
22 there's a hard right before you get to the property as you
23 would head north on Old Olive Street Road.

24 I think I got the same thing. There you go.
25 That is my building.

1 As our patients come around this building, it's
2 almost like a blind curve to the right. They don't know
3 where it's at, perhaps, they're using GPS, they're using
4 visual recognition, by the time they get to this, they
5 realize, ooh, I got to make my right here into this
6 parking.

7 If this parking is full, and we're gladly full
8 most of the time, where do they go. Well, they hesitate
9 and they may have to park somewhere over here or find
10 parking someplace else.

11 My concern is this proposal is on this street --
12 Regina, what's the name of that street?

13 REGINA (IN AUDIENCE): Pavilion.

14 MR. RICHARD ARMBRUSTER: -- Pavilion. Pavilion
15 is an issue for me as a -- as a business owner in Creve
16 Coeur in -- in several regards.

17 Is the -- the path north is an issue; the path
18 coming south now becomes an issue with regards to how the
19 traffic flow is going to come in and out of this new
20 proposed complex.

21 There's a stop sign right here, which is
22 actually a chaos of confusion, if you've ever been there,
23 about are you going to go straight, are you going to go
24 right, are you going to go -- where are you going to go.
25 It's only two lanes.

1 So my -- in summary, the congestion and the
2 traffic flow that may harm my viability as a business is
3 at question.

4 So if this piece of property is to be developed,
5 I believe that traffic flow has got to be looked at
6 insofar as it affects the commercial enterprises around
7 that parcel.

8 Coming north, it's a blind curve. They bypass
9 it, but if traffic is coming out of that parcel because
10 they live there and they're going to work at a particular
11 time or coming home at a particular time, I have a
12 secondary concern about the safety.

13 So, one, I'm concerned about traffic, traffic
14 flow as it pertains to my business, and secondarily, I
15 think you got to consider the safety.

16 That's a blind curve. You got a lot -- how
17 many -- 174 multi-family units. Has -- has -- has someone
18 considered the traffic flow? I think it has to be looked
19 at.

20 People may be harmed and my commercial business
21 may be impaired, so.

22 MR. LANGDON: Thank you.

23 Just so you understand, they can't really engage
24 since we can't open the meeting, so we have your comments,
25 we'll transcribe them, and we'll provide them to the

1 Commission for the next --

2 MR. RICHARD ARMBRUSTER: They will provided for
3 the next meeting? Okay.

4 MR. LANGDON: Yes, sir.

5 MR. RICHARD ARMBRUSTER: Regina, before I leave
6 the podium -- Okay.

7 Well, thank you very much.

8 MR. CURTIS: Thank you.

9 MS. KATHLEEN McCLUE: Where do I -- oh.

10 My name's Kathleen McClure. And he's talking
11 about how it might adversely affect a business. I am a
12 property owner there. I'm a resident. I live at a
13 condominium at 942 Guelbreth Lane.

14 And like he said, if you were over there and saw
15 how the traffic flow goes over there, I think you'd have a
16 better idea of it.

17 He's talking about Pavilion. Pavilion is really
18 an access road. It doesn't even have a line in the middle
19 of the road. If you want to call it a two-lane road, it's
20 a very narrow road. Like I said, there's no line. I
21 called here, and they said that they call it an access
22 road, not a regular road.

23 And also on that road, they have all the traffic
24 from the theater and all those restaurants are flowing
25 into that road also, besides the normal people that just

1 use it to cut over from -- from Olive to Old Olive.

2 Where we are at 942 Guelbreth, when -- they've
3 recently, not too long ago, readjusted that road out
4 there, Old Olive. So now when you pull out of our -- our
5 complex, when you pull out on Guelbreth there and you make
6 a -- want to make a left onto Old Olive, the people that
7 are coming from Olive up Old Olive toward Lindbergh, they
8 want to make a left on Guelbreth, so they're sitting there
9 to make their left, and we're sitting there in our parking
10 lot trying to make a left to get onto Old Olive, and those
11 people have the right-of-way before we do. All the people
12 making a left-hand turn have the right-of-way, so they're
13 waiting for all the people to clear coming from Olive
14 going down Old Olive so they can make their left.

15 In the meantime, we have to wait for all those
16 people to make their left-hand turn, before we can --
17 besides the ones that are going straight before we can
18 ever get out on Old Olive to make a left-hand turn.

19 MR. CURTIS: Can you point out on the map where
20 your -- where Guelbreth is.

21 MS. KATHLEEN McCLUE: I think we're right here.

22 MR. LANGDON: That's correct.

23 MS. KATHLEEN McCLUE: I think there, yes.

24 And our garages, see, that would be -- our
25 building's to the right of this, the garages are here, and

1 that building you're proposing is going to back up to our
2 garages. And what I understand is that you are trying to
3 change that. Right now you have something in place where
4 they'd have to be a certain distance from our property
5 line, but they tell me you want to change some ordinance
6 or something so that that building can come closer to our
7 property.

8 Now, I don't really know how that's going to
9 affect us. I don't know why the original thing was
10 proposed anyway, they had a certain distance, but,
11 evidently, this company wants to change it.

12 So I don't know how that's going to affect us.
13 But traffic wise, it's already a mess over there.

14 And like the man who's -- is having this -- this
15 developer and the owner, came to my building. He offered
16 to -- he's very nice. His name is David. He came to my
17 building. He offered to. He showed me the plans and he
18 talked to me. And he was telling me, I said, so how's it
19 going to help us in any way. He says, well, you'll have
20 more neighbors. I said, look at, you moved out on Wild
21 Creek Road, you told me, to deal with the traffic, just so
22 you can get away from all the extra people.

23 You know, for them to put that there, he's got
24 two-bedroom units, he's got three-bedroom units, plus one.

25 Those two-bedroom and three-bedroom units aren't

1 going to have one and two people in them. They're going
2 to have multiple people in those units, plus the visitors
3 that come to that building, plus the 174 units alone.
4 That's a lot of people to put on that when you only have
5 one little access road there emptying out all the people
6 from that -- that show and that shopping center where all
7 the restaurants are, as well as us trying to get down and
8 out to go onto Old Olive.

9 So I'm very adverse to it. I don't -- I
10 don't -- I don't think it's a good idea to put that there
11 at all.

12 MR. CURTIS: Thank you.

13 MR. LANGDON: Thank you.

14 MR. CURTIS: Thank you.

15 MS. KATHLEEN McCLUE: Please keep my comments
16 also for the next meeting.

17 MR. LANGDON: Yes, ma'am.

18 MR. ROBERT WEDEPOHL: I'm Robert Wedepohl, and I
19 own a condo same place she does, and --

20 MR. LANGDON: Need you to give the address, sir.

21 MR. ROBERT WEDEPOHL: 9 -- 942 Guelbreth.

22 MR. LANGDON: Thank you.

23 MR. ROBERT WEDEPOHL: And we have -- I bought --
24 I bought my place.

25 Then now you put that place against me. I'm --

1 like now, we do have trouble getting out of there now, but
2 it's going to be a mess if they have all these cars coming
3 in and out and cars coming out, cause the road, you know,
4 everybody comes -- everybody comes down Olive Street or
5 they get off and you make shortcut through Old Olive
6 Street right now. Cause that's -- instead -- they
7 can't -- that's only way they can go when -- if they're
8 going south, they can only go -- make a right turn on Old
9 Olive Street by our place. Right now.

10 But then you're going to put more people in that
11 area. I don't think that's right. And I don't think
12 that's right for -- because we got so much rental property
13 the other way, north of us, that I don't know why you need
14 more rental property to start with.

15 And that's a big (inaudible) as far as I'm
16 concerned.

17 MR. CURTIS: Could you repeat your last name
18 again.

19 MR. ROBERT WEDEPOHL: Wedepohl, W-E-D-E-P-O-H-L.

20 MR. CURTIS: I'm glad I asked.

21 MR. ROBERT WEDEPOHL: I know. German.

22 So I believe the same way she does, and I just
23 want my voice heard. That's all. Okay.

24 MR. CURTIS: Thank you.

25 MR. LANGDON: All right. Hearing none others,

1 then we'll wrap it up for tonight.

2 Again, my apologies. We will have the comments
3 that have been made available to P&Z and be made part of
4 the next meeting's packet, so be online when that packet
5 is posted.

6 Thank you very much.

7 (This ends the recording.)

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STATE OF MISSOURI)

) SS

COUNTY OF ST. LOUIS)

I, Deborah K. McLaughlin, Registered Professional Reporter, Missouri Certified Court Reporter, Illinois Certified Shorthand Reporter and Kansas Certified Court Reporter, do hereby certify that I transcribed, from the recording, the comments of the public at the Planning and Zoning Public Hearing; and that this is a true and accurate reproduction of the recording.

_____, RPR, MO-CCR, IL-CSR, KS-CCR

Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

Residents of Carriage House Condominiums

Proposed Development	Vanguard At Creve Coeur Rezoning and Rewriting of City Building Code.	
	We, the undersigned, are Against Having a 174 Unit, 3 and/or 4 Story Apartment Complex Built Next Door to Our Homes. We protest the re-zoning and rewriting of city building code that will make this development possible.	

Printed Name	Signature	Address	Comment	Date
ANDRANIQUE SCOTT		942 Guelbreth Ln #201 St. Louis, MO 63141	Carriage House Phase II Condo Units are extremely underwritten regarding sell value. These new apartments will make it impossible for owners to sell their homes!!	8/4/13
LAURA LEBEDUN		UNIT #309		8-4-13
Jin Yi Norris	Jin Yi Norris	942 Guelbreth #312 St. Louis, MO 63141		8-4-13
Aaron Linder		942 Guelbreth #104 63141	why commercial zoning? there is an attached multi-family development commercial? seems fishy to me.	8/4/13
Michelle		942 Guelbreth St. Louis, MO 63141	Too much traffic	8/4/13
Sylvia Wedge		942 Guelbreth #109 St. Louis, MO 63141		8-4-13
Edith King		942 Guelbreth #104 St. Louis, MO 63141		8-4-13
Jason Davis		942 Guelbreth Ln #113		8/4/13
Ray Rosenthal	Ray Rosenthal	942 Guelbreth #206	privacy concerns traffic concerns	8/4/13
Stanley Paden	Stanley Paden	942 Guelbreth #203	traffic concerns	8/4/13
Patricia Murphy		942 Guelbreth #204	already 93 spots/entrances in 3 blocks of Old Olive	8/31/13

Residents of Carriage House Condominiums

Proposed Development	Vanguard At Creve Coeur Rezoning and Rewriting of City Building Code.		
	We, the undersigned, are Against Having a 174 Unit, 3 and/or 4 Story Apartment Complex Built Next Door to Our Homes. We protest the re-zoning and rewriting of city building code that will make this development possible.		

Printed Name	Signature	Address	Comment	Date
Steven Schmidt				
STEVEN KAREN SCHMIDT	Steven Schmidt	920 Guelbreth Lane	Secretary's room! 300 People! Too big, just no	8/24
Shahzad Sahi	Shahzad Sahi	920 Guelbreth Lane	Same as above	8/24
MISABEL ORTIZ	Misabel Ortiz	920 GUELBRETH LANE		8/25/2013
Sam Finocchio	Sam Finocchio	920 Guelbreth Lane	Potential traffic problems on Old Olive	8/25/13
Melissa Finocchio	Melissa Finocchio	920 Guelbreth Lane	Traffic concerns (congestion)	8/25/13
Xue Lin	Xue Lin	920 Guelbreth Ln	Too crowded	8/25/13
Larry Guelbreth	Larry Guelbreth	920 Guelbreth Ln		8/25/13
Zhixun Yao	Zhixun Yao	943 Guelbreth Ln	and back traffic	8/25/13
Alex Lin	Alex Lin	920 Guelbreth Lane	Will have traffic issues	8/26/13
Siqi Fan	Siqi Fan	920 Guelbreth Ln	Secretary's room	8/26/13
Lily Li	Lily Li	920 Guelbreth Ln	Too crowded	8/26/13
			concerns traffic	8/26/13

Active lending

920 Guelbreth Ln

8-26-13



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, OCTOBER 7, 2013
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, October 7, 2013, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Tim Madden, Chair*
 Dr. Michael Barton
 Mr. James Faron
 Mr. Ken Howard
 Mr. Charles Pullium
 Mr. Gene Rovak

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

5. UNFINISHED BUSINESS

A. Application #13-003: Request for Boundary Adjustment and Rezoning of 5.26 Acres to “CB” Core Business District, and a Conditional Use Permit for “The Vanguard at Creve Coeur” Multi-Family Residential Development.

Applicant/Agent: David Braswell
 Covington Realty Partners
 135 N. Meramec Avenue, Suite 500
 St. Louis, MO 63105

Property Owner: Dr. Kent Branson
 Pavilion Office Park, LLC
 11630 Studt Avenue
 Creve Coeur, MO 63141

Mr. David Braswell, 135 N. Meramec Avenue, said that after the last meeting he looked at changing the building heights. Mr. Braswell said the specific changes were at south end of the building and was to change them from three stories to two stories. Mr. Braswell showed illustrations of the new design and explained he found an opportunity not only to reduce the structure from three stories to two stories, but rather than add the units to the top of the structure at the other end, he said he added a lower level element on the west side. Mr. Braswell showed several drawings showing the cross-sections. Mr. Braswell stated he was

also able to increase the setback from 10 feet to 18 feet on the east side adjacent to the condominiums next door. Mr. Braswell said those are the primary changes.

Dr. Barton asked what the distance was between the development and the office building. Mr. Braswell said it was 14 feet 8 inches to the property line. Dr. Barton also asked if there were any rooftop terraces proposed for the second story rooftop. Mr. Braswell said he explored the idea, but with the ADA compliances from a construction standpoint, it is not feasible.

Mr. Faron asked, with the increased setback to the east, would there be more landscape added. Mr. Braswell said yes there was and showed the landscape plan and explained what types of trees and plantings he was going to use.

Dr. Barton asked if there were plans for the north elevation to gain curb appeal. Mr. Braswell said that there is a code requirement that says 50% of the elevation must touch the existing setback line. Mr. Langdon clarified that 50% must be no more than 15 feet from the right-of-way. Mr. Braswell explained that 50% of the building is right on the setback line by design and the north end is supposed to be pedestrian and urban friendly. Mr. Braswell explained there would be room for shrubs and lower plantings.

Mr. Howard asked about the landscape plan on the east side in the lower set apartments. Mr. Braswell said there are flowering shrubs and canopy trees that range in height of 50-100 feet.

Mr. Faron asked what with the rezoning of the property, what are the requirements Mr. Braswell is being held to. Mr. Langdon stated the side setback is 10 feet, front setback is a maximum of 15 feet, and the south side of this project which is also frontage in this project is subject to the same requirement except the Board of Adjustment granted a variance because it was going into MoDOT right-of-way with the clause they will never build on it. Mr. Langdon said the height limit is six stories by-right and over six with a conditional use permit. Finally, he indicated that the density limits are 20 units per acre by-right or more with a conditional use permit, which applies to this application.

Ms. Elizabeth Link, 920 Guelbreth, Unit 106, said she is appreciative of the changes but she is still in opposition of the project. Ms. Link said that not enough consideration has been given to traffic concerns and the report was too hard to read, and that she is concerned with adversely affecting property values.

Ms. Linda Rezny, 104 Graeser Acres, said she is appreciative of the changes but she is still in opposition of the project. Ms. Rezny said she is worried about the trees being too close to the building and maintenance of the existing trees. Ms. Rezny also has traffic concerns. Ms. Rezny also said she did not think the developer met with residents enough.

Ms. Aris Woodham, 942 Guelbreth, Unit 303, said she appreciates the developer's effort, but still afraid her property value will be lost.

Mr. David Caldwell, 257 Brooktrail Court, wanted to know if on the north side of the building there were provisions for public transit and if there was a provision for decorative lighting.

Ms. Xue Lin, 920 Guelbreth, spoke in opposition of the project and said she is concerned with traffic.

Mr. Paul Langdon, Director of Community Development, said the city is not afraid to engage in active negotiation with developers to try and make buildings work. Mr. Langdon went over some projects in Creve Coeur with which there was some discontent originally, but there was finally a compromise made and things turned out well. Mr. Langdon stated the Comprehensive Plan encourages redevelopment in this area, not preservation or protection. Mr. Langdon said if the Commission does not believe the area should be redeveloped then that is the message that should be sent to this applicant and any subsequent applicant. Mr. Langdon went over scenarios if the project was turned down and what development could potentially be built. Mr. Langdon addressed the traffic concerns saying MoDOT says even though volume is up, Old Olive is still functional. Mr. Langdon discussed Kings Landing as an example of traffic concerns and the outcome of the development turned out with no issues. Addressing the neighborhood, Mr. Langdon said Mr. Braswell has met with residents of Carriage House and has gotten nowhere, but an effort has been made.

Mr. Howard motioned to approve the boundary adjustment, rezoning, conditional use permit and site development plan for the development of the Vanguard Apartments at 10360 and 10420 Old Olive Street Road as discussed in the staff reports on application #13-003, subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of October 7, 2013. Mr. Faron seconded the motion.

Mr. Rovak wanted to address the concerns of the large trees next to the buildings. Mr. Langdon said certainly large trees next to a building are concerning, but staff will speak with the landscape architect to make sure appropriate precautions or changes are made.

Dr. Barton, for the record, stated he thinks it is easy to lose sight of the fact that streets are a shared commodity amongst the whole city and their use is not maximized, and as residents there are certain expectations about flow of the streets and there are times where you might be inconvenienced. Dr. Barton said that Council will have ample time to work out any minor issues between first and second reading. Dr. Barton does think the discussion about the trees and making provisions for them is worth it, but he believes it is something that Council can handle.

There being no more comments, the Planning Commission vote is as follows:

Mr. Pullium – aye
Dr. Barton – aye

Mr. Rovak – aye
Mr. Howard – aye

Mr. Faron – aye
Chair - aye

9. **ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 9:16 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, SEPTEMBER 16, 2013
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, September 16, 2013, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: *Mr. Tim Madden, Chair*
 Dr. Michael Barton
 Mr. James Faron
 Mr. Ken Howard
 Mr. Charles Pullium
 Mr. Gene Rovak

OTHERS PRESENT: *Mr. Carl Lumley, City Attorney*
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

2. UNFINISHED BUSINESS

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Applicant/Agent: David Braswell
 Covington Realty Partners
 135 N. Meramec Avenue, Suite 500
 St. Louis, MO 63105

Property Owner: Dr. Kent Branson
 Pavilion Office Park, LLC
 11630 Studt Avenue
 Creve Coeur, MO 63141

Mr. Braswell went over some of the changes which included elevations and garage exposure, and explained the cross-sections. Mr. Braswell used drawings to show these changes. Mr. Braswell stated he met with some residents at the Carriage House and they are concerned with losing trees on the proposed project site. Mr. Braswell said he thinks he and the residents will be able to work towards a common landscape plan. Chair Madden asked Mr. Braswell to clarify if the residents wanted to work on a common landscape plan, and Mr. Braswell stated he believed they did. Mr. Paul Langdon, Director of Community Development, asked Mr. Braswell to explain what kind of materials would be used on the exterior of the building. Mr. Braswell showed drawings and stated he would be using brick at the base, the lighter colors in

the drawing will be stucco, and the green color is cement board material. Mr. Faron asked what type of material was being used at the top of the building and Mr. Braswell said it is a parapet with a metal cap.

Mr. Langdon pointed out a couple of issues with the idea of turning the building to face Old Olive Boulevard by showing a drawing. Mr. Langdon pointed out the cell tower in the middle of the parking lot to the west and explained the issues with it, stating it is very expensive to move and technically difficult. Mr. Langdon said that turning the apartment building also raises issues for the office building owner, in that their parking lot becomes a tiered parking system rather than being a continuous smooth slope from upper to lower, which can be done but is not the owner's preference. Mr. Langdon also said this approach still results in trees being cut and does not provide the aesthetic appeal of the proposed building.

Dr. Barton asked to see the boundary adjustment details. Mr. Langdon showed the Commission an illustration and explained the boundary adjustment and stated the remaining parking is enough for the office building.

Ms. Linda Rezny, 104 Graeser Acres, spoke in opposition of the project and said she thinks the building is too big.

Ms. Elizabeth Link, 920 Guelbreth, Unit 106, spoke in opposition of the project. Ms. Link said that a 4-story apartment complex is too big, that not enough consideration has been given to traffic concerns, that she is concerned with adversely affecting property values, and that the screening is not efficient.

Ms. Andranqui Scott, 942 Guelbreth, spoke in opposition of the project. Ms. Scott stated she was concerned with her property losing value because of the project.

Ms. Aris Woodham, 942 Guelbreth, Unit 303, spoke in opposition of the project. Ms. Woodham said she is afraid her property value will be lost.

Ms. Jin Yi Norris, 942 Guelbreth, Unit 312, spoke in opposition of the project.

Mr. David Caldwell, 257 Brooktrail Court, spoke in opposition of the project. Mr. Caldwell said he is concerned with the precedent this project will set for other properties.

Mr. Carl Lumley, City Attorney, asked Mr. Braswell for the status of the easements between the parcels 1 and 2 relative to the flow of traffic and shared parking. Mr. Braswell said they have been prepared but not executed until they close. Mr. Lumley said he would like to add a condition that they are submitted for his review to ensure they are suitable, if approved.

Mr. Faron asked Mr. Braswell to address the public comment.

Mr. Braswell said he already moved the building but could look at moving it 3-4 more feet. Mr. Braswell stated he does not believe the neighbors will lose property value and a traffic study has been completed and the impact of traffic is minimal.

Mr. Pullium asked the applicant if a section of units could be moved at the south end. Mr. Braswell said he was not sure of the economic impact, but he is willing to take a look at it.

Mr. Faron asked, if he lost units at the south end, could he add them at the north end. Mr. Braswell said he thinks that would work.

Mr. Faron motioned to table application #13-003 for the four-story, 174 unit residential development at 10360 Old Olive Street Road, referred to as The Vanguard at Creve Coeur project to allow the applicant to investigate further solutions to the issues indentified by the Planning Commission in our deliberations on September 16, 2013. Mr. Pullium seconded the motion with the resultant vote as follows:

Mr. Pullium – aye
Dr. Barton – aye

Mr. Rovak – aye
Mr. Howard – aye

Mr. Faron – aye
Chair - aye

3. **ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 9:27 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, AUGUST 5, 2013
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, August 5, 2013, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: ***Mr. Tim Madden, Chair***
 Mr. Ken Howard
 Mr. Charles Pullium
 Mr. Gene Rovak

OTHERS PRESENT: ***Mr. Carl Lumley, City Attorney***
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

2. ANNOUNCEMENTS

A. Applications to approve a site development plan for a Fresh Market retail store at CityPlace and to approve amendments to the CityPlace master signage plan have been postponed from August 5, 2013 to August 19, 2013.

3. ADDITIONS TO – ACCEPTANCE OF THE AGENDA

Mr. Carl Lumley, City Attorney, recommended the Commission move item A to follow item C, so the text amendment can be considered, the Commission agreed.

4. APPROVAL OF MINUTES

Draft Minutes of July 15, 2013

Mr. Rovak moved approval of the draft minutes, which carried unanimously.

5. PUBLIC COMMENT

None

6. UNFINISHED BUSINESS

A. APPLICATION #13-003 – MOVED TO NEW BUSINESS AFTER ITEM C
Application #13-003: Approval of the rezoning of 5.26 acres to “CB” Core Business District, and a Conditional Use Permit for “The Vanguard at Creve Coeur” Multi-Family Residential Developments.

Applicant/Agent: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

Property Owner: Dr. Kent Branson
Pavilion Office Park, LLC
11630 Studt Avenue
Creve Coeur, MO 63141

7. **NEW BUSINESS**

B. PUBLIC HEARING

Application #13-023: Approval of a text amendment to Section 405.370 “CB” Core Business District regulations to change the increased height and buffer requirements from a single family “district” to a single family “development” when adjacent to the “CB” Core Business District.

Mr. Lumley recommended the Commission to reopen the Public Hearing on the related boundary adjustment rezoning and conditional use permit, so the public can comment to the full extent of the project. Chair Madden reopened the previous Public Hearing.

Applicant/Agent: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

Property Owner: Dr. Kent Branson
Pavilion Office Park, LLC
11630 Studt Avenue
Creve Coeur, MO 63141

Mr. David Braswell, 135 N. Meramec Ave, Covington Realty Partners, explained he was seeking a text amendment to eliminate the word “District” and substitute the word “Development” in the building height and bufferyard regulations. Mr. Braswell explained some history of the zoning. Mr. Braswell also explained the buffer requirement change, stating the buffer requirement is 200 feet currently and the site is 192 feet wide, so it makes the site undevelopable; changing the word from “District” to “Development” changes the buffer requirement. Mr. Braswell showed an illustration of the site and showed the buffer requirement would be from the east property line. Based on prior comments from the City and neighboring residents, Mr. Braswell made changes to the proposed plan, including moving the parking structure to the west, moving building 1 to the west (25 feet from the property line, before it was 11 feet), and making the building 3 stories for portions of the east elevation (pictures were shown). In addition, Mr. Braswell said he was purchasing the right-of-way from MoDOT, which is what enabled him to move the building further from Carriage House. Mr. Braswell showed the entry to the property was off of Old Olive, that all parking requirements are satisfied, and showed the 2 courtyards with barbeque amenities and water features, and the landscape plan.

Mr. Lumley asked if there was an easement document being developed? Mr. Braswell said there was, as well as for the parking. Mr. Lumley asked what the maintenance plan was; was each property responsible for itself? Mr. Braswell said yes they were. Lastly, Mr. Lumley understood Pavilion to be a private street, and Mr. Braswell said not to his knowledge, and Mr. Langdon said he believed it was but that he would verify. Mr. Lumley said if it is not private there is a non-standard stop sign on a public street and he would like that to be sorted out.

Mr. Louis Meyers, 1032 King Henry Court, spoke in opposition of the project. Mr. Meyers is concerned about children playing, noise, and vandalism.

Ms. Linda Rezny, 104 Graeser Acres, spoke in opposition of the project. Ms. Rezny read and submitted a letter for the record stating all her reasons for opposing the project.

Ms. Kathleen McClure, 942 Guelbreth Lane, Unit 311, spoke in opposition of the project.

Ms. Elizabeth Link, 920 Guelbreth Lane, Unit 106, spoke in opposition of the project. Ms. Link said she is concerned with loss of property value and concerned with the impact of development on the street. Ms. Link also submitted 25 signatures of her neighbors not in favor of the project.

Ms. Barb Lehman, 1050 King Henry Court, spoke in opposition of the project. Ms. Lehman said the building will be intrusive and she is concerned about traffic on Old Olive.

Mr. Scott Link, 25 Ladue Estates, asked if the traffic study included the proposal on the Hamilton Church site.

Mr. Langdon clarified a few things, first Mr. Langdon pointed out the 2 different projects on the map. Mr. Langdon also showed and explained the access of the roads. Mr. Langdon said it was his understanding that Pavilion Drive is private property and there is an easement over it allowing access for anybody who wishes to use it, but Altus Properties owns it.

Mr. Langdon showed a picture of the current conditions on Old Olive and pointed out the number of vacant properties and empty parking lots. Mr. Langdon said Willowbrook Shopping Center is seeking a site development plan to make their building look better, partially because of the apartment project proposals.

Mr. Langdon explained some zoning history and said if the area stays “GC” General Commercial, the city should not expect many changes to the area.

Mr. Rovak asked to see site sections in both directions from the applicant. Mr. Langdon said those will be done.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

Chair Madden asked for clarification for what they were voting on, and that it was just the text amendment, not the site development plan. Mr. Lumley said there are two separate items for the same applicant on the agenda.

Mr. Pullium motioned to substitute the alternative language suggested by staff in their report on Application #13-023, dated August 5, 2013, into the attached draft ordinance revising the building height and buffer requirements in the “CB” Core Business zoning district. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Howard - aye
Chair – aye

Mr. Rovak – aye

Mr. Pullium – aye

Mr. Howard motioned to approve the amended draft ordinance revising the building height and buffer requirements in the “CB” Core Business zoning district attached to the staff report on Application #13-023, dated August 5, 2013. Mr. Rovak seconded the motion with the resultant vote as follows:

Mr. Pullium – aye
Chair - aye

Mr. Rovak – aye

Mr. Howard – aye

C. Application #13-003: Request for Boundary Adjustment and Rezoning of 5.26 Acres to “CB” Core Business District, and a Conditional Use Permit for “The Vanguard at Creve Coeur” Multi-Family Residential Development.

Applicant/Agent: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

Property Owner: Dr. Kent Branson
Pavilion Office Park, LLC
11630 Studt Avenue
Creve Coeur, MO 63141

Mr. Braswell asked what the Commission would like to know. Mr. Howard asked for changes to be presented. Mr. Braswell said changes were based on comments from the last meeting from residents and staff.

Mr. Braswell showed an illustration and explained the garage will no longer be as visible and has been moved to the other side of the building. Mr. Braswell also said he lowered the elevation on the side closest to the Carriage house from 4 stories to 3 stories. Mr. Braswell explained the self-distributing parking garage and how the building was pushed back further from the eastern edge.

Mr. Rovak, as stated in prior discussion, would like to see site sections.

Mr. Braswell said he would like to meet with Mr. Langdon and work on the things being asked for (i.e. site sections, elevations).

Mr. Pullium motioned to continue application #13-003 for the four-story, 174 unit residential development at 10360 Old Olive Street Road referred to as The Vanguard at Creve Coeur project, to September 3, 2013, to allow for further examination of the issues identified by the Planning Commission in our deliberations on August 5, 2013. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Rovak – aye
Chair – aye

Mr. Pullium – aye

Mr. Howard – aye

Mr. Langdon explained to the residents in the audience that the applicant will be making more revisions to try and answer questions the Commission have raised and will be back September 3, 2013.

8. **ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 9:30 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



**CITY OF CREVE COEUR - MINUTES
PLANNING AND ZONING COMMISSION MEETING
MONDAY, APRIL 1, 2013
7:00 P.M.**

A public hearing and regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, April 1, 2013, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Tim Madden called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: ***Mr. Tim Madden, Chair***
 Dr. Michael Barton
 Mr. Gary Eberhardt
 Mr. James Faron
 Mr. Ken Howard
 Mr. Jim Schnarr

OTHERS PRESENT: ***Mr. Carl Lumley, City Attorney***
 Mr. Paul Langdon, Director of Community Development
 Ms. Whitney Kelly, AICP, City Planner
 Ms. Julie Lowery, Recording Secretary

2. NEW BUSINESS

A. PUBLIC HEARING

Application #13-003: Approval of the rezoning of 5.26 acres to “CB” Core Business District, and a Conditional Use Permit for “The Vanguard at Creve Coeur” Multi-Family Residential Development.

Applicant/Agent: David Braswell
Covington Realty Partners
135 N. Meramec Ave, Suite 500
St. Louis, MO 63105

Property Owner: Dr. Kent Branson
Pavilion Office Park, LLC
11630 Studt Avenue
Creve Coeur, MO 63141

Mr. David Braswell, 135 N. Meramec Avenue, representing Covington Realty Partners, presented the application for 10360 and 10420 Old Olive Street Road. Mr. Braswell showed an aerial view of the properties. Mr. Braswell explained the zoning request change from “GC” General Commercial to “CB” Core Business would be contiguous with the zoning for the Pavilion shopping center. Mr. Braswell explained the proposal is for 174 multi-family apartments with a parking structure in the center. Mr. Braswell stated he is in the process of trying to buy a 120-foot wide strip of surplus MoDOT right-of-way along Olive Boulevard.

Mr. Braswell said there have been three variances requested and they will be heard before the Board of Adjustment on April 18, 2013. Mr. Braswell explained what the variances were for: a buffer requirement; a setback; and the requirement for the parking garage being above ground versus underground. Mr. Braswell described the various combinations of one-bedroom, two-bedroom, and three-bedroom units, and said the average unit is no smaller than 900 square feet. The price range for the units will be \$1,200 - \$2,000 per month. They are high-end luxury units with 9 foot tall ceilings, wood flooring, and granite countertops.

Mr. Faron asked if there was a fourth variance with the sky exposure plane, and Mr. Braswell replied it was. Mr. Braswell explained the sky exposure plane would start 100 feet inside the property, go 45 feet in the air and project from that point a 30-degree angle.

Mr. Langdon, Director of Community Development, discussed the issues with the project and went over the zoning in the area. Mr. Langdon also gave a history of the area. Mr. Langdon explained how the market has changed over the last ten years and said the question to answer is this project going in the direction the City wants to take that area in. Mr. Langdon also discussed the changes the project would bring to the existing residents.

Mr. Howard had questions around the access points and if the fire district had looked at the plans. Mr. Langdon said fire did look at the plans and have approved access.

Ms. Joan Kram, 920 Guelbreth Lane, lives in Carriage House and spoke in opposition of the project. Ms. Kram stated she did not believe the project would not be a benefit to the city.

Mr. Robert Kent, 13084 Ferntrails Lane, stated he hoped if the project was approved Laverne Collins Park would be utilized by potential families with children.

Mr. David Caldwell, 257 Brooktrail Court, asked why Planned Residential District was not being considered for the zoning change. Mr. Caldwell also stated he thought there was another approach to the project without requiring all the variances. Lastly, Mr. Caldwell thinks there should be a full traffic study completed for the area.

Mr. Langdon stated the issue with the Planned Residential District zoning is that it requires the surrounding properties to be predominately residential, and in this case Carriage House is the only residential and the rest is commercial, therefore not meeting the base requirement. Mr. Langdon stated in addition there are buffer standards within Planned Residential as well, which go to single family zoning, which AR technically is, even though Carriage House is not a single family development. Mr. Langdon explained that staff did look at Planned Residential zoning and it did not fit any better than Core Business.

Chairman Madden asked how long the project would take to build and what the proposed start date would be. Mr. Braswell stated it would take 18 months from the time building permits were obtained and from a construction standpoint the neighbors would not be affected.

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits for the record and the public hearing was closed.

(This ends the Public Hearing; see verbatim transcript for further information)

Mr. Langdon said he would like to report to the Board of Adjustment what the Commission feels about development of this character. Chairman Madden expressed that he thought it was a good project. Mr. Howard said he liked the project as well. Mr. Langdon stated he was not looking for a recommendation as there are many issues to work through, but just in terms of general character, how does the Commission feel. Mr. Eberhardt and Chairman Madden agreed they felt positive about the proposal. Dr. Barton stated he did not like the rezoning.

Mr. Faron motioned to continue Application #13-003, the rezoning of 10360-10420 Old Olive Street Road to “CB” Core Business District and the Conditional Use Permit for the four-story, 174 unit residential development at 10360 Old Olive Street Road, referred to as The Vanguard Creve Coeur project, to May 6, 2013, to allow for Staff to prepare the draft ordinances. Mr. Howard seconded the motion with the resultant vote as follows:

Mr. Howard – aye
Mr. Schnarr – aye

Dr. Barton – abstained
Mr. Faron – aye

Mr. Eberhardt – aye
Chair - aye

3. **ADJOURNMENT**

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 9:45 p.m.

Timothy Madden, Chair

Julie Lowery, Recording Secretary



city of **CREVE COEUR**

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

October 10, 2013

Mr. David Braswell
Covington Realty Partners
135 N. Meramec Avenue, Suite 500
St. Louis, MO 63105

Re: Application #13-003: Boundary adjustment, rezoning, & conditional use permit
The Vanguard at Creve Coeur – 10360 Old Olive Street Road

Mr. Braswell:

The Planning and Zoning Commission, at its meeting of October 7, 2013, reviewed your request for approval of a boundary adjustment, rezoning, and a conditional use permit for the project "The Vanguard at Creve Coeur" located at 10420 & 10360 Old Olive Street Road.

By unanimous vote, the Planning Commission recommends approval of a boundary adjustment, rezoning, and a conditional use permit subject to the conditions contained in the draft ordinance (see attached). The first reading of the draft ordinance by the City Council is scheduled for Monday, October 14th, 2013. You or a representative should plan to be in attendance to speak for the request.

If you have any questions, please contact the Planning Division staff (872-2501) as soon as possible. Note that significant changes to the draft ordinance may require that the matter be returned to the Planning and Zoning Commission prior to City Council approval.

Sincerely,

CITY OF CREVE COEUR

Timothy Madden, Chairman
Planning & Zoning Commission

TM:jl

Cc: M.C. Perkins, City Administrator
G. Eidman, Chief of Police
S. Unser, Chief Building Official



**BOARD OF ADJUSTMENT OF
THE CITY OF CREVE COEUR**

FINDINGS OF FACT AND CONCLUSIONS OF LAW

APPLICANT: David Braswell, Covington Realty Partners
SUBJECT PROPERTY: 10360 Old Olive Street Road, Creve Coeur, MO 63141
ZONING DISTRICT: "CB" Core Business District
APPEAL: Area Variance, to wit,

AN APPLICATION FOR A VARIANCE FOR A 4-STORY, 48-FOOT, 8 INCH HIGH, MULTI-FAMILY RESIDENTIAL PROJECT, WITH AN ABOVE GROUND PARKING STRUCTURE, THAT HAS A 10 FOOT SIDE-YARD AND IS 120-125 FEET FROM OLIVE BOULEVARD, ON THE CONDITION THAT THE VARIANCE SHALL ONLY BE VALID IN CONNECTION WITH THE REZONING OF THE PROPERTY TO CB AND APPROVAL OF THE REQUESTED CONDITIONAL USE PERMIT PURSUANT TO PZ ITEM 13-003, WHERE, SECTION 405.370(E)(3)(A) REQUIRES THAT PROPERTIES ADJACENT TO ANY SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT SHALL NOT PENETRATE THE SKY EXPOSURE PLANE THAT IS MEASURED 45-FEET ABOVE GRADE AND 100 FEET FROM THE PROPERTY LINE AND RISING AT A SLOPE OF 30° RISING TOWARDS THE CENTER OF THE SITE.

HEARING DATE: May 16, 2013

FINDINGS OF FACT

1. The Applicant is the developer and represents the owner of the property located at 10360 Old Olive Street Road.
2. The City submitted the following exhibits which were admitted into evidence:
 1. City of Creve Coeur Charter.
 2. Code of Ordinances of the City of Creve Coeur.
 3. Ordinance 5300: Table A Permitted and Conditional Uses.
 4. The Creve Coeur Comprehensive Plan.
 5. Commerce Center Excerpt of Comprehensive Plan.
 6. Staff's report to the Board, with The Board of Adjustment application and all attachments thereto.
 7. Staff Report from Planning and Zoning Commission Application 13-003.
 8. All communications and letters received by the City to this point regarding the application.

Said exhibits are incorporated herein and made part of this decision as if fully set forth herein.

3. The Applicant seeks an area variance for a 4-story, 48-foot, 8 inch high, multi-family residential project, with an above ground parking structure, that has a 10 foot side-yard and is 120-125 feet from Olive Boulevard, on the condition that the variance shall only be valid in connection with the rezoning of the property to CB and approval of the requested

conditional use permit pursuant to PZ item 13-003, where, Section 405.370(E)(3)(a) requires that properties adjacent to any single-family residential zoning district shall not penetrate the sky exposure plane that is measured 45-feet above grade and 100 feet from the property line and rising at a slope of 30° rising towards the center of the site.

4. The variance requested arises from conditions that are not unique to the property but are conditions created by the Applicant's request for rezoning and the design of the proposed development. Thus, the need for the variance, in part, was created by the Applicant, and the Applicant provided no evidence that suggests that the property is so adversely affected that prohibiting the development as proposed would cause an extreme hardship.
5. The Applicant has submitted no evidence that strict adherence to the requirements of the Code with respect to the sky exposure plane requirements would create any unnecessary hardships and/or practical difficulties.
6. Lowering the height of the development to meet with the sky exposure plane would not cause severe practical difficulty and/or extreme hardship for the property owners represented in the application.

CONCLUSIONS OF LAW

7. Pursuant to Section 89.090.1 R.S.Mo. and City Ordinance, the Board of Adjustment has jurisdiction to hear this appeal.
8. The Board of Adjustment is authorized to hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made in the enforcement or interpretation of the Code, and where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the ordinances.
9. Appropriate notices were authorized and published by the City Clerk and mailed to all the residents and property owners in compliance with the City Code and the documents supporting those are on file with the City Clerk's office.

REPORT OF DECISION

10. The application for the project to extend into the sky exposure plane is denied.
11. The ayes and nays cast on the motion to grant the variance were as follows:

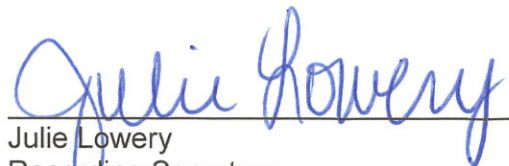
2 AYE 3 NAY 0 ABSENT

<u>Name:</u>	Ms. Alex Gada	Nay
	Mr. John Becker	Nay
	Mr. Dick Davie	Aye
	Mr. Roger Levy	Nay
	Ms. Rhonda O'Brien (Vice-chair)	Aye

ADOPTED AND APPROVED THIS 19 DAY OF Sept, 2013.


Rhonda O'Brien

Chairman


Julie Lowery
Recording Secretary

FINDINGS OF FACT AND CONCLUSIONS OF LAW

APPLICANT: David Braswell, Covington Realty Partners
SUBJECT PROPERTY: 10360 Old Olive Street Road, Creve Coeur, MO 63141
ZONING DISTRICT: "CB" Core Business District
APPEAL: Area Variance, to wit,

AN APPLICATION FOR A VARIANCE FOR A 4-STORY, 48-FOOT, 8 INCH HIGH, MULTI-FAMILY RESIDENTIAL PROJECT, WITH AN ABOVE GROUND PARKING STRUCTURE, THAT HAS A 10 FOOT SIDE-YARD AND IS 120-125 FEET FROM OLIVE BOULEVARD, ON THE CONDITION THAT THE VARIANCE SHALL ONLY BE VALID IN CONNECTION WITH THE REZONING OF THE PROPERTY TO CB AND APPROVAL OF THE REQUESTED CONDITIONAL USE PERMIT PURSUANT TO PZ ITEM 13-003, WHERE SECTION 405.370(E)(4)(D) REQUIRES THAT SETBACKS FOR BUILDINGS EXCEEDING 3-STORIES OR 45 FEET IN HEIGHT SHALL BE INCREASED TO 200 FEET, WITH A BUFFER YARD OF 50 FEET PLUS 2 FEET FOR EVERY FOOT OF BUILDING HEIGHT OVER 45 FEET, WHEN SUCH BUILDING ABUTS A SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.

HEARING DATE: May 16, 2013

FINDINGS OF FACT

1. The Applicant is the developer and represents the owner of the property located at 10360 Old Olive Street Road.
2. The City submitted the following exhibits which were admitted into evidence:
 1. City of Creve Coeur Charter.
 2. Code of Ordinances of the City of Creve Coeur.
 3. Ordinance 5300: Table A Permitted and Conditional Uses.
 4. The Creve Coeur Comprehensive Plan.
 5. Commerce Center Excerpt of Comprehensive Plan.
 6. Staff's report to the Board, with The Board of Adjustment application and all attachments thereto.
 7. Staff Report from Planning and Zoning Commission Application 13-003.
 8. All communications and letters received by the City to this point regarding the application.

Said exhibits are incorporated herein and made part of this decision as if fully set forth herein.

3. The Applicant seeks a variance for a 4-story, 48-foot, 8 inch high, multi-family residential project, with an above ground parking structure, that has a 10 foot side-yard and is 120-125 feet from Olive Boulevard, on the condition that the variance shall only be valid in connection with the rezoning of the property to CB and approval of the requested conditional use permit pursuant to PZ item 13-003, where Section 405.370(E)(4)(d) requires that setbacks for buildings exceeding 3-stories or 45 feet in height shall be increased to 200 feet, with a buffer yard of 50 feet plus 2 feet for every foot of building height over 45 feet, when such building abuts a single family residential zoning district.

4. The variance requested arises from conditions that are not unique to the property but are conditions created by the Applicant's request for rezoning and the design of the proposed development. Thus, the need for the variance, in part, was created by the Applicant, and the Applicant provided no evidence that suggests that the property is so adversely affected that prohibiting the development as proposed would cause an extreme hardship.
5. The Applicant has submitted no evidence that strict adherence to the requirements of the Code with respect to the buffer requirement due to the single family residential zoning of the adjacent property would create any unnecessary hardships and/or practical difficulties. The Board finds that the root of the problem is the ill-conceived zoning in the area that does not support the existing uses nor the goals of the Comprehensive Plan. The Board finds that the appropriate remedy is to rezone all of the properties involved or amend the ordinance consistent with the City's Comprehensive Plan, not to grant variances.

CONCLUSIONS OF LAW

6. Pursuant to Section 89.090.1 R.S.Mo. and City Ordinance, the Board of Adjustment has jurisdiction to hear this appeal.
7. The Board of Adjustment is authorized to hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made in the enforcement or interpretation of the Code, and where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the ordinances.
8. Appropriate notices were authorized and published by the City Clerk and mailed to all the residents and property owners in compliance with the City Code and the documents supporting those are on file with the City Clerk's office.

REPORT OF DECISION

9. The application for a variance for the project regarding setback and buffer yard requirements relative to the adjacent single family zoning district is denied.
10. The ayes and nays cast on the motion to grant the variance were as follows:

 2 AYE 3 NAY 0 ABSENT

<u>Name:</u>	Ms. Alex Gada	Nay
	Mr. John Becker	Nay
	Mr. Dick Davie	Aye
	Mr. Roger Levy	Nay
	Ms. Rhonda O'Brien (Vice-chair)	Aye

ADOPTED AND APPROVED THIS 19 DAY OF Sept, 2013.



Rhonda O'Brien
Chairman


Julie Lowery
Recording Secretary

FINDINGS OF FACT AND CONCLUSIONS OF LAW

APPLICANT: David Braswell, Covington Realty Partners
SUBJECT PROPERTY: 10360 Old Olive Street Road, Creve Coeur, MO 63141
ZONING DISTRICT: "CB" Core Business District
APPEAL: Area Variance, to wit,

AN APPLICATION FOR A VARIANCE FOR A 4-STORY, 48-FOOT, 8 INCH HIGH, MULTI-FAMILY RESIDENTIAL PROJECT, WITH AN ABOVE GROUND PARKING STRUCTURE, THAT HAS A 10 FOOT SIDE-YARD AND IS 120-125 FEET FROM OLIVE BOULEVARD, ON THE CONDITION THAT THE VARIANCE SHALL ONLY BE VALID IN CONNECTION WITH THE REZONING OF THE PROPERTY TO CB AND APPROVAL OF THE REQUESTED CONDITIONAL USE PERMIT PURSUANT TO PZ ITEM 13-003, WHERE SECTION 405.370(E)(4)(A)(2) REQUIRES THAT ANY STRUCTURE SHALL BE LOCATED A MAXIMUM OF 80 FEET FROM THE OLIVE BOULEVARD RIGHT-OF-WAY.

HEARING DATE: May 16, 2013

FINDINGS OF FACT

1. The Applicant is the developer and represents the owner of the property located at 10360 Old Olive Street Road.
2. The City submitted the following exhibits which were admitted into evidence:
 1. City of Creve Coeur Charter.
 2. Code of Ordinances of the City of Creve Coeur.
 3. Ordinance 5300: Table A Permitted and Conditional Uses.
 4. The Creve Coeur Comprehensive Plan.
 5. Commerce Center Excerpt of Comprehensive Plan.
 6. Staff's report to the Board, with The Board of Adjustment application and all attachments thereto.
 7. Staff Report from Planning and Zoning Commission Application 13-003.
 8. All communications and letters received by the City to this point regarding the application.

Said exhibits are incorporated herein and made part of this decision as if fully set forth herein.

3. The Applicant seeks a variance for a 4-story, 48-foot, 8 inch high, multi-family residential project, with an above ground parking structure, that has a 10 foot side-yard and is 120-125 feet from Olive Boulevard, on the condition that the variance shall only be valid in connection with the rezoning of the property to CB and approval of the requested conditional use permit pursuant to PZ item 13-003, where Section 405.370(E)(4)(a)(2) requires that any structure shall be located a maximum of 80 feet from the Olive Boulevard right-of-way.
4. The variance requested arises from conditions that are unique to the property due to the

Missouri Department of Transportation prohibiting any building or structure within e80 feet of the Olive Boulevard right-of-way, and the slope and topography of the property along Olive Boulevard, which would make construction in that area impractical.

5. Accordingly the variance requested arises from conditions that are unique to the property in question and that are not ordinarily found elsewhere in the same zoning district.
6. The variance requested does not arise from a condition created by the Applicant or the property owners, but instead because of unique hardships due to restrictions imposed by the Missouri Department of Transportation and the topography of the property along the Olive Boulevard right-of-way.
7. The granting of the variance will not adversely affect adjacent property owners or residents.
8. Strict application of the setback and buffer yard requirements will cause severe practical difficulties and/or extreme hardships for the property owner represented in the application, because based upon the unique characteristics of the property, the property owner cannot comply with the strict requirements of the City's Code.
9. The variance will not adversely affect the public health, safety, order, convenience, or general welfare of the community.
10. The variance will not violate the general spirit and intent of the City's Zoning Code and Comprehensive Plan.
11. The exceptional topographical conditions of the property as well as the restrictions imposed by the Missouri Department of Transportation create a circumstance where strict application of the terms of the zoning regulations actually create a hardship to the property in a manner that is dissimilar to that of other similarly situated property.
12. The variance will not result in the diversion of additional stormwater that would adversely affect adjacent property.

CONCLUSIONS OF LAW

13. Pursuant to Section 89.090.1 R.S.Mo. and City Ordinance, the Board of Adjustment has jurisdiction to hear this appeal.
14. The Board of Adjustment is authorized to hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made in the enforcement or interpretation of the Code, and where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the ordinances.
15. Appropriate notices were authorized and published by the City Clerk and mailed to all the residents and property owners in compliance with the City Code and the documents supporting those are on file with the City Clerk's office.

REPORT OF DECISION

16. The variance application is approved allowing for a building that is further from Olive

Boulevard right-of-way than 80 feet, as shown in the applicants materials for PZ 13-003 showing the building at 120.78 feet from the right-of-way.

17. The variance is only valid in connection with the rezoning of the property to "CB" Core Business District and approval of the requested conditional use permit.
18. The ayes and nays cast on the motion to grant the variance were as follows:

	<u>5</u> AYE	<u>0</u> NAY	<u>0</u> ABSENT
<u>Name:</u>	Ms. Alex Gada		Aye
	Mr. John Becker		Aye
	Mr. Dick Davie		Aye
	Mr. Roger Levy		Aye
	Ms. Rhonda O'Brien (Vice-chair)		Aye

ADOPTED AND APPROVED THIS 19 DAY OF Sept, 2013.


Rhonda O'Brien
Chairman


Julie Lowery
Recording Secretary

FINDINGS OF FACT AND CONCLUSIONS OF LAW

APPLICANT: David Braswell, Covington Realty Partners
SUBJECT PROPERTY: 10360 Old Olive Street Road, Creve Coeur, MO 63141
ZONING DISTRICT: "CB" Core Business District
APPEAL: Area Variance, to wit,

AN APPLICATION FOR A VARIANCE FOR A 4-STORY, 48-FOOT, 8 INCH HIGH, MULTI-FAMILY RESIDENTIAL PROJECT, WITH AN ABOVE GROUND PARKING STRUCTURE, THAT HAS A 10 FOOT SIDE-YARD AND IS 120-125 FEET FROM OLIVE BOULEVARD, ON THE CONDITION THAT THE VARIANCE SHALL ONLY BE VALID IN CONNECTION WITH THE REZONING OF THE PROPERTY TO CB AND APPROVAL OF THE REQUESTED CONDITIONAL USE PERMIT PURSUANT TO PZ ITEM 13-003, WHERE SECTION 405.470(34)(C) MULTI-FAMILY DWELLINGS (CONDITIONAL USE IN THE "CB" CORE BUSINESS DISTRICT) REQUIRES A MINIMUM OF 50% OF THE REQUIRED PARKING SHALL BE PROVIDED UNDERGROUND OR WITHIN A BASEMENT GARAGE.

HEARING DATE: May 16, 2013

FINDINGS OF FACT

1. The Applicant is the developer and represents the owner of the property located at 10360 Old Olive Street Road.
2. The City submitted the following exhibits which were admitted into evidence:
 1. City of Creve Coeur Charter.
 2. Code of Ordinances of the City of Creve Coeur.
 3. Ordinance 5300: Table A Permitted and Conditional Uses.
 4. The Creve Coeur Comprehensive Plan.
 5. Commerce Center Excerpt of Comprehensive Plan.
 6. Staff's report to the Board, with The Board of Adjustment application and all attachments thereto.
 7. Staff Report from Planning and Zoning Commission Application 13-003.
 8. All communications and letters received by the City to this point regarding the application.

Said exhibits are incorporated herein and made part of this decision as if fully set forth herein.

3. The Applicant seeks a variance for a 4-story, 48-foot, 8 inch high, multi-family residential project, with an above ground parking structure, that has a 10 foot side-yard and is 120-125 feet from Olive Boulevard, on the condition that the variance shall only be valid in connection with the rezoning of the property to CB and approval of the requested conditional use permit pursuant to PZ item 13-003, where Section 405.470(34)(c) multi-family dwellings (conditional use in the "CB" Core Business district) requires a minimum of 50% of the required parking shall be provided underground or within a basement garage.
4. The variance requested arises from the strict application of the provision of the Zoning Ordinance, from which a variance is requested, which would cause severe practical

difficulties and/or extreme hardships for the property owner where the costs of undergrounding 50% of the parking underground would unreasonably increase the cost of the project, so as to prohibit any such development.

5. The variance requested arises from conditions that are unique to the property in question and that are not ordinarily found elsewhere in the same zoning district, in that due to the size and shape of the property it would be cost prohibitive to comply with the underground parking requirements.
6. The variance requested does not arise from a condition created by the Applicant or the property owners.
7. The granting of the variance will not adversely affect adjacent property owners or residents.
8. Strict application of the underground parking requirements will cause severe practical difficulties and/or extreme hardships for the property owner due to the cost prohibitive nature of the underground parking requirements with respect to the property, which means the property owner cannot comply with the strict requirements of the City's Code.
9. The variance will not adversely affect the public health, safety, order convenience, or general welfare of the community.
10. The variance will not violate the general spirit and intent of the City's Zoning Code and Comprehensive Plan.
11. The exceptional condition caused by the cost prohibitive nature of the underground parking in connection with the proposed development of the property creates a circumstance where strict application of the terms of the zoning regulations actually create a hardship to the property in a manner that is dissimilar to that of other similarly situated property.
12. The variance will not result in the diversion of additional stormwater that would adversely affect adjacent property.

CONCLUSIONS OF LAW

13. Pursuant to Section 89.090.1 R.S.Mo. and City Ordinance, the Board of Adjustment has jurisdiction to hear this appeal.
14. The Board of Adjustment is authorized to hear and decide appeals where it is alleged that there is error in any order, requirement, decision or determination made in the enforcement or interpretation of the Code, and where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the ordinances.
15. Appropriate notices were authorized and published by the City Clerk and mailed to all the residents and property owners in compliance with the City Code and the documents supporting those are on file with the City Clerk's office.

REPORT OF DECISION

16. The variance application is granted to allow for an above ground parking structure for a multi-story residential development, as proposed in application PZ 13-003.

17. The variance is only valid in connection with the rezoning of the property to "CB" Core Business District and approval of the requested conditional use permit.
18. The ayes and nays cast on the motion to grant the variance were as follows:

4 AYE

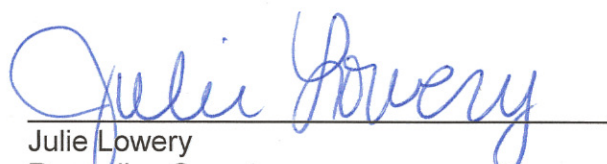
1 NAY

0 ABSENT

<u>Name:</u>	Ms. Alex Gada	Aye
	Mr. John Becker	Nay
	Mr. Dick Davie	Aye
	Mr. Roger Levy	Aye
	Ms. Rhonda O'Brien (Vice-chair)	Aye

ADOPTED AND APPROVED THIS 19 DAY OF Sept, 2013.


Rhonda O'Brien
Chairman


Julie Lowery
Recording Secretary

RESOLUTION NO. 1083

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS FOR FORWARDING THE PROJECT PROPOSAL APPLICATION AND LATER EXECUTE AN AGREEMENT FOR A GRANT-IN-AID FROM THE MUNICIPAL PARKS GRANTCOMMISSION.

WHEREAS, the City of Creve Coeur City Council deems it necessary to improve its Parks to serve its citizens as well as those in the metropolitan area.

WHEREAS, the City Council of the City of Creve Coeur recognizes a need improvements to the existing Dielmann Recreation Complex as addressed in the needs assessment.

WHEREAS, the City Council recognizes this Municipal Parks Grant as an excellent opportunity to improve city parks for the benefit of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

1. Application shall be made under the Municipal Parks Grant of the County of St. Louis for a grant-in-aid for some of the costs to update Dielmann Recreation Complex.
2. That the project proposal described herein be prepared and submitted to the Municipal Parks Grant Commission.
3. The governing body hereby authorizes the City Administrator to sign and execute the necessary documents for forwarding the project proposal application and later executing an agreement for a grant-in-aid under the Municipal Park Grant Commission.
4. If a grant is awarded, the City of Creve Coeur will enter into an agreement or contract with the Commission regarding the grant.

Adopted this 14th day of October, 2013.

Barry Glantz, Mayor

ATTEST:

Deborah Ryan, City Clerk



INTEROFFICE MEMORANDUM

Date: October 9, 2014

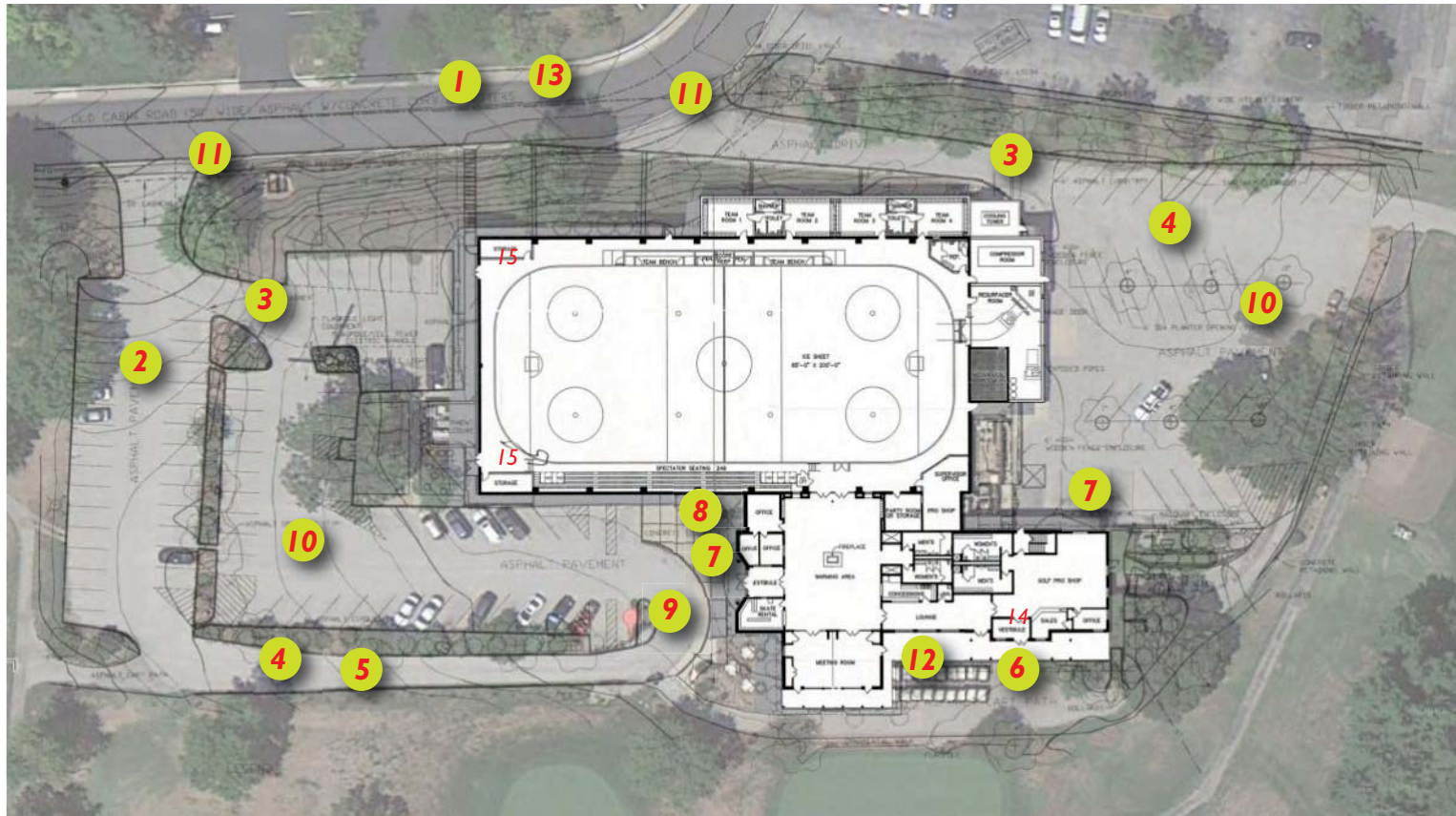
To: Mark Perkins, City Administrator
From: Kirsten Barnes, Director of Recreation
Subject: Municipal Parks Grant Commission Grant-in-Aid Resolution

In March of this year, the Recreation Department was awarded a grant to complete a needs assessment of the Dielmann Recreation Complex. Working with CannonDesign, staff met with facility users, committees and community members to identify ways that the facility could be more efficient, more inviting and more appealing as well as increase revenue opportunities in the facility. The consultant also reviewed the energy audit completed by FDH in 2013.

Using the needs assessment and design concepts that evolved from the discussions, staff is seeking your support to submit and, if awarded, execute a grant-in-aid from the Municipal Parks Grant Commission of St. Louis. This grant-in-aid would complete the first phase of renovations of Dielmann Recreation Complex as part of three- to five-phase renovation that would update finishes, address resident and user needs, create an inviting facility, increase revenue opportunities through multi-purpose space and expand team and spectator areas and reduce operational expenses.

Funding for the Municipal Parks Grant Commission comes from a county sales tax intended to return those tax dollars to local communities to enhance parks, trails and greenspace.

5. DESIGN CONCEPTS



Existing Site Plan / Parking Configuration

This site plan represents the existing site conditions around the Dielmann Recreation Complex. Numerous comments were received during the planning study with regard to the current conditions of the exterior site elements as well as recommendations for improvements. The following comments were common concerns regarding the sequence of arrival, from entering the site to walking into the building.

PUBLIC INPUT:

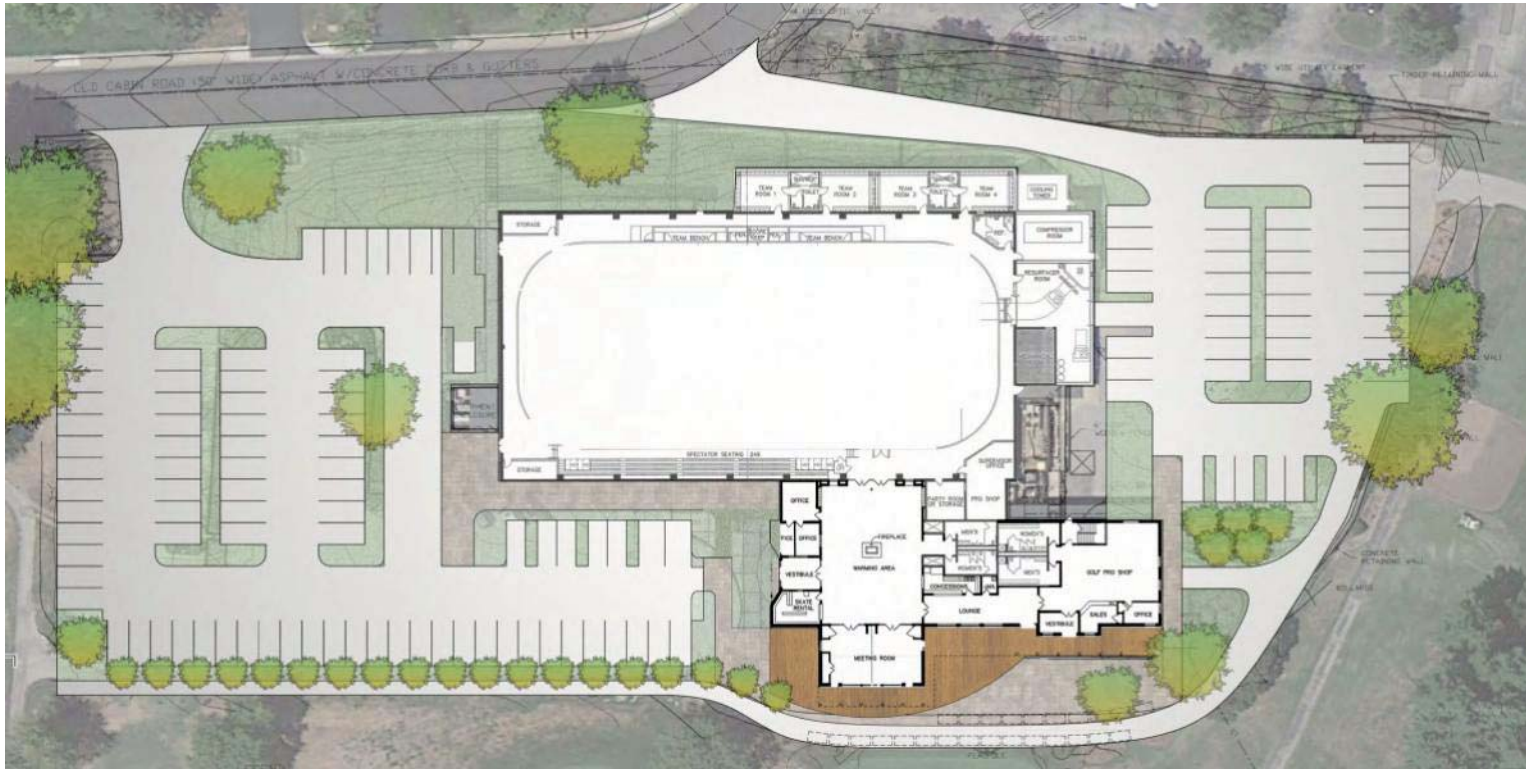
1. Building lacks presence, identity, curb appeal.
2. Vehicular flow of parking lots is confusing
3. Circulation patterns in parking lots create unsafe conditions.
4. Current parking lot configuration is inefficient.
5. Golf Carts have to share drive lane with cars creating an unsafe condition
6. East building entry to Golf is difficult to find.
7. West & East building approach from parking lots is unattractive. Needs planting and other amenities
8. Need areas where people can sit outside.

9. Drop off area is not safe for pedestrians
10. Parking lots are poorly lit
11. Confusing Entry Sequence (two lots).
12. Deck is terrific, but too narrow to accommodate outdoor public activities.
13. Complex has visually weak street presence

BUILDING:

14. Cramped Golf entry
15. More space needed for Ice Hockey and Figure skating
16. No reason to stay in the building

5. DESIGN CONCEPTS



PARKING LOT ANALYSIS / PARKING LOT CONCEPT:

Civil Design Inc (CDI) undertook a visual inspection of the existing parking lots to determine the quality of the lots and the cost associated with repairs. Overall, it appears the parking lots are in relatively good condition - structurally. There are areas which have become cracked, but undermining of pavement due to excessive water infiltration was not apparent. The proper method of extending the life of the asphalt pavement would be to install two inches of asphalt overlay across the entire surfaces. The existing pavement could be patched and then sealed, but this would only be a temporary improvement to the overall quality of the surfaces. An overlay will not only provide added structural integrity to the pavement system, but would also allow proper leveling and filling of areas that exhibit slight settling and would provide a monolithic surface that would prevent water infiltration and resist the extreme conditions of the local climate.

The configuration shown above is being proposed for the Dielmann Recreation complex to address concerns heard from the public and users. The primary benefits are as follows:

1. More efficient parking and vehicular circulation.
2. Two way traffic flow makes maneuvering simpler and clearer.
3. Updated configuration allows for safer traffic and pedestrian movement.
4. Conflict between golf carts and cars has been eliminated.
5. Poor drop-off at the west entry has been removed, reducing congestion at the building entry.
6. Allows for a greater amount of landscaping at building entries.

COST ESTIMATE:

Overlay Existing Parking Lots	\$60,865
Remove and Replace Parking Lots	\$229,320
Total Est Project Cost (25%)	

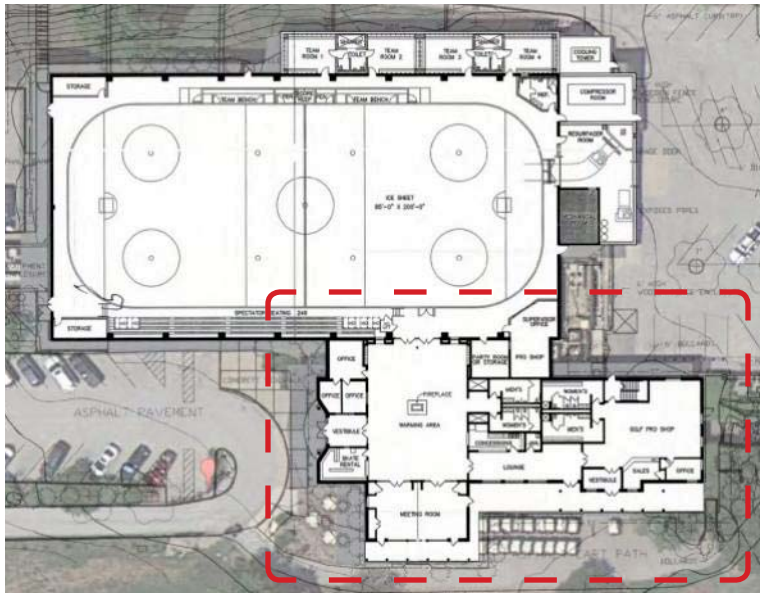
5. DESIGN CONCEPTS

EXISTING CONDITIONS

The existing facility is in relatively good physical condition. The existing support building was designed as two completely different operations, one serving the ice arena, the other the 9 hole public Golf course. Because the building was originally set up as two distinct units, staff has been scattered throughout the facility. This has put a large burden on staff and has led to inefficiencies in staffing. This narrow focus on the two primary program drivers has also led to limited program offerings.

The building is in relatively good condition due to some extremely durable building material, yet many finishes (particularly flooring) are in need of replacement. Replacing many of the old light bulbs and fixtures throughout the facility will not only reduce energy consumption, but will improve comfort level and the quality of the lighting.

Increasing the size of indoor and outdoor multiuse activity spaces would allow staff the ability to provide more programs and a greater variety of activity offerings, which in turn would draw a greater number of users to the facility. Thus the potential to increase the number of users to the facility is great, as is the potential to increase revenue.

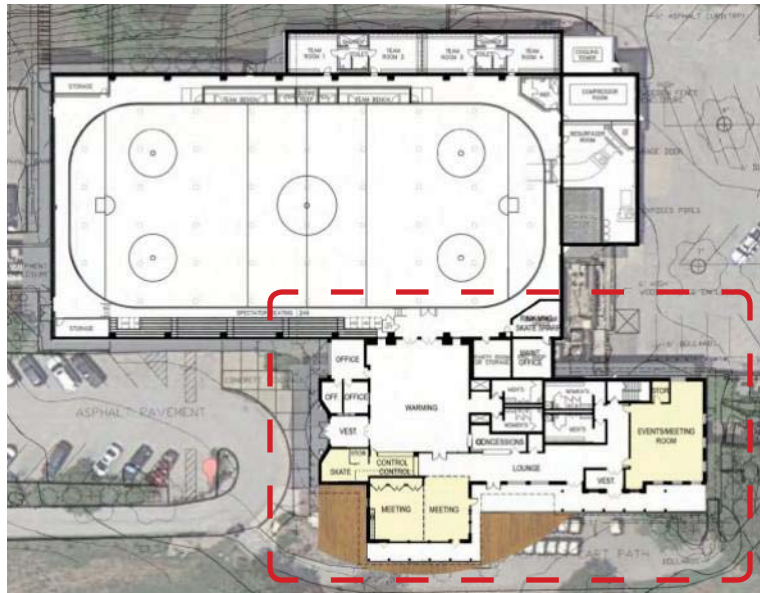


5. DESIGN CONCEPTS

PLANNING CONCEPT SKETCH - PHASE I

This initial phase of the plan enhancements to the Dielmann Recreation Complex focuses on simple enhancements which can provide the greatest programmatic improvements for the least amount of capital investment. This concept is organized as the first step of a phased building approach. The primary focus is creating a new centralized check-in desk for all users of the facility - ice, golf and others. The check-in desk is placed in visible, central location, affording multiple options for locating the staff offices within the same vicinity. By bringing staff to a single location, the building will present a unified face to anyone entering the facility, allow for a clearer flow within the building for anyone who enters and enables a greater efficiency of staff, working from a single point with all of the necessary resources. The building will appear more inviting, safer and less intimidating to anyone who enters. Plan modifications indicate a slight increase to the size of the existing multipurpose meeting rooms increased in size to accommodate outdoor functions within the complex, greatly increasing the ability for revenue generating functions.

- Centralized check-in desk for improved user comfort and staff efficiency
- Enlarged Multipurpose Rooms
- Enlarge outdoor deck to accommodate outdoor activities.
- New high efficiency LED up/down lighting in the Ice Arena.



COST ESTIMATE:	AREA (GSF)	ESTIMATE
Check-in Desk	235	\$44,600
Skate Rental	262	39,000
Existing Meeting Rooms	1162	\$116,200
New LED Lighting in Ice Arena		\$57,000 - \$76,000
Outdoor Deck	1327	\$35,750
Total Est. Construction Cost		\$292,550 - \$311,550
Total Est Project Cost (add 25%)		

5. DESIGN CONCEPTS

PLANNING CONCEPT SKETCH PHASE I

BENEFITS

Centralized check-in desk:

- Identifiable, single point of welcoming for patrons.
- Focuses the heart of the building to a single identifiable location.
- Greatly improves staffing efficiencies and user comfort

Enlarged Multipurpose Rooms:

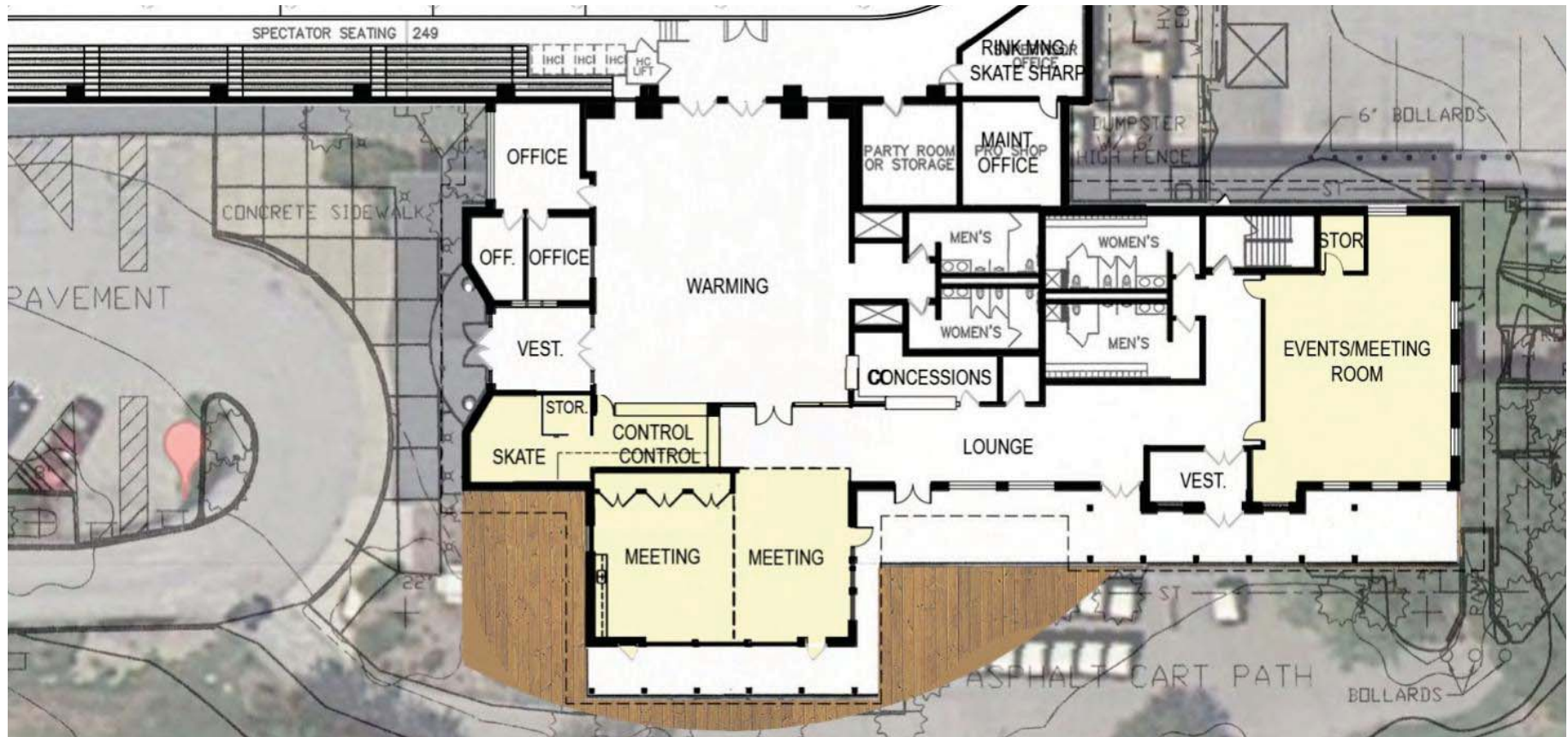
- Allows greater flexibility of the room with upgraded flooring
- Added counter top and hand sink.

Enlarge outdoor deck:

- Proves adequate area to accommodate outdoor functions
- Creates a spacious, outdoor area with spectacular views of the course

New Ice Arena Lighting:

- New, high efficiency LED lighting will provide greater light levels throughout the arena
- A small amount of diffuse, up lighting will enhance and lighten the wood above creating enhanced openness.



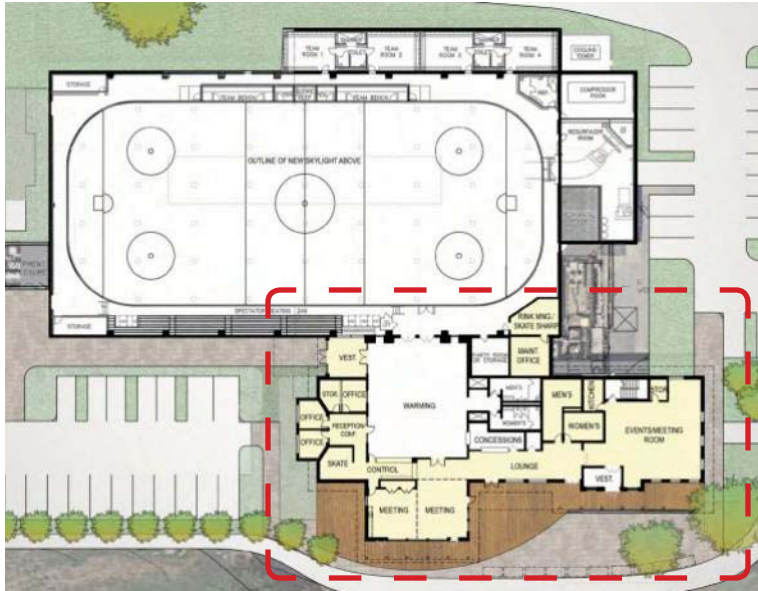
5. DESIGN CONCEPTS

PLANNING CONCEPT SKETCH PHASE II

The second phase of the recommended modifications is directed at consolidation of the administration offices on the west end of the facility. The staff suite provides much needed office space adjacent to the new centralized control desk. The west building entry will be moved to the new vestibule adjacent to the ice arena. Modifications to the West parking lot would reroute patrons to this new building entry, eliminating the dangerous drop-off area, and improving the entry sequence to the facility.

Includes:

- Consolidated Administration suite
- New West Entry
- Enlarged Events Room sized to accommodate an event for 85 people.
- New Lighting in Warming Room
- Separation between Ice and meeting rooms.



COST ESTIMATE:	AREA (GSF)	ESTIMATE
Admin Renovation	492	\$85,925
Admin New Construction	320	\$67,200
New Vestibule	303	\$53,025
New Events Room	1,285	\$141,350
New Lighting in Warming Room	1,934	\$33,000
West Parking Lot Modifications		\$160,000
Total Est Construction Cost		\$540,508
Total Est Project Cost (add 25%)		

5. DESIGN CONCEPTS

BENEFITS

Consolidated Administration suite:

- Creates a much needed area for staff, consolidated in a single location
- Adjacent to the building check-in desk for greater visibility, access and safety

New West Entry

- Moves the West building entry for improved drop-off and pedestrian safety.
- Aligns with future West entry connector.

Enlarged Events Room sized to accommodate an event for 85 people.

- Allows greater ability to hold functions within the facility.
- Aligns with future expansion.

PLANNING CONCEPT SKETCH PHASE II

- Creates greater programming opportunities

New Lighting in Warming Room

- High efficiency lighting for reduced energy costs
- Reduced maintenance cost with long life fixtures

Separation between Ice and meeting rooms.

- Increases lounge area and multiuse space.
- Provides better acoustical separation between warming room and lounge / multipurpose space.



5. DESIGN CONCEPTS

PLANNING CONCEPT SKETCH PHASE III

Building enhancements recommended to align with user / community input. West entry connector extended to drop-off area. New east entry provides better access to the facility and the Events space. New toilets, and catering kitchen provide higher utilization of the building for more flexible, programmable activities.

- Extended west entry.
- New East Entry
- New toilets / shower / lockers at east end of the facility.
- New Catering Kitchen to serve Events Room, Outdoor Deck and entire building.



COST ESTIMATE:	AREA (GSF)	ESTIMATE
West Entry	851	\$204,240
East Entry	1,207	\$241,400
East Entry Vestibule Expansion	481	\$96,200
New M & W Toilets	434	\$125,900
Catering KitchenOutdoor	324	\$64,800
East Parking Lot Modifications		\$69,320
Total Est Construction Cost		\$801,860
Total Est Project Cost (add 25%)		

5. DESIGN CONCEPTS

BENEFITS

Extended west entry.

- Improved building entry
- Quite space for use by patrons
- Added windows into Ice Arena

New East Entry

- Direct access from parking to facility and Event space
- Allows greater flexibility of the Events space. Can function independently of the building operations.

New toilets / shower / lockers at east end of the facility.

PLANNING CONCEPT SKETCH PHASE III

- Creates greater efficiency within the facility. Higher quality locker / shower rooms.

New Catering Kitchen to serve Events Room,

- Serves Outdoor Deck / Events Room and entire building.
- Easy access for off site operators / caterers.



5. DESIGN CONCEPTS

PLANNING CONCEPT SKETCH ALTERNATES

Alternate East Entry from parking lot.



COST ESTIMATE:	AREA (GSF)	ESTIMATE
Modified East Entry	1525	\$305,000
Reworked public toilets	490	\$117,600
Catering Kitchen	316	\$63,200
		0
		0
Total Est Construction Cost		0\$485,800
		0
Total Est Project Cost (add 25%)		0

5. DESIGN CONCEPTS

PLANNING CONCEPT SKETCH ALTERNATES

Building enhancements recommended to align with user / community input. New Figure Skating Locker / Shower Room, Hockey Storage and Figure Skater Storage Rooms; Unisex Changing Rooms, larger officials Locker / Shower Room; Party Room and Event Room Storage.

:

- Figure Skating Locker / Shower Room; Figure Skating and Hockey Storage Rooms.
- Unisex Locker / Shower Rooms, large Officials Locker / Shower Room
- Party Room and Event Room Storage



COST ESTIMATE:	AREA (GSF)	ESTIMATE
Figure Skating / Storage	1,075	\$312,900
New Unisex L/S, Referee L/S	870	\$252,300
Party Room / Storage	1,043	\$250,300
Relocate HVAC Equip		\$85,000
New Linear Clearstory in Ice Arena		\$165,000
Expanded North / Glazing		\$32,500
Expanded South Bleachers		\$12,500

5. DESIGN CONCEPTS

PLANNING CONCEPT SKETCH 4

SCOPE

Describe Scope for each component:

New Figure Skating Locker Room, Hockey Storage and Figure Skating.

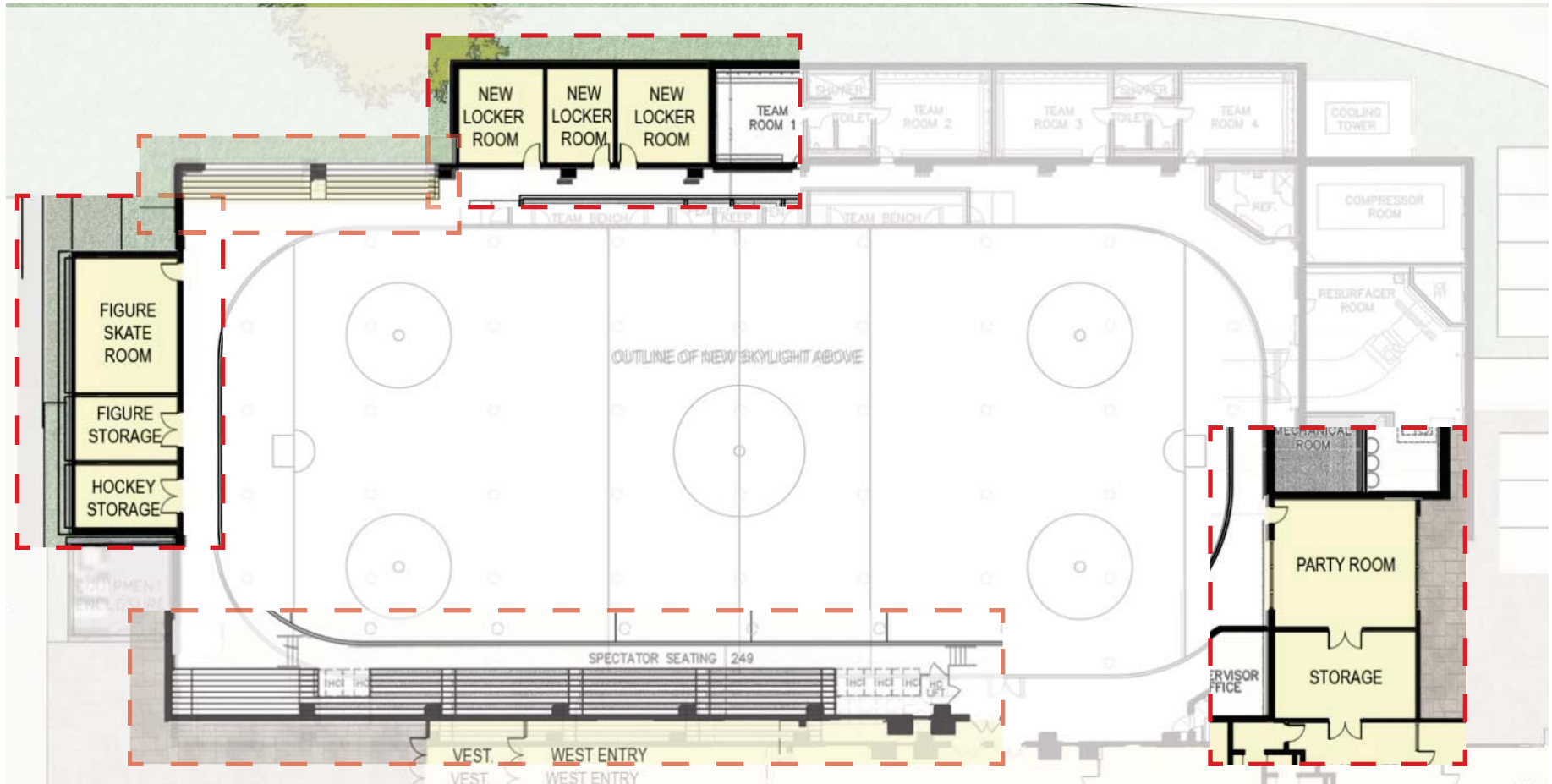
- Separate room for figure skaters with lockers, bench, toilets.

New Unisex Locker / Shower Rooms with two changing stall in each.

New Party Room and Storage for Catering Kitchen

- Party Room for Skate Parties, and other rentals

Expanded Bleachers and windows in north west corner



5. DESIGN CONCEPTS

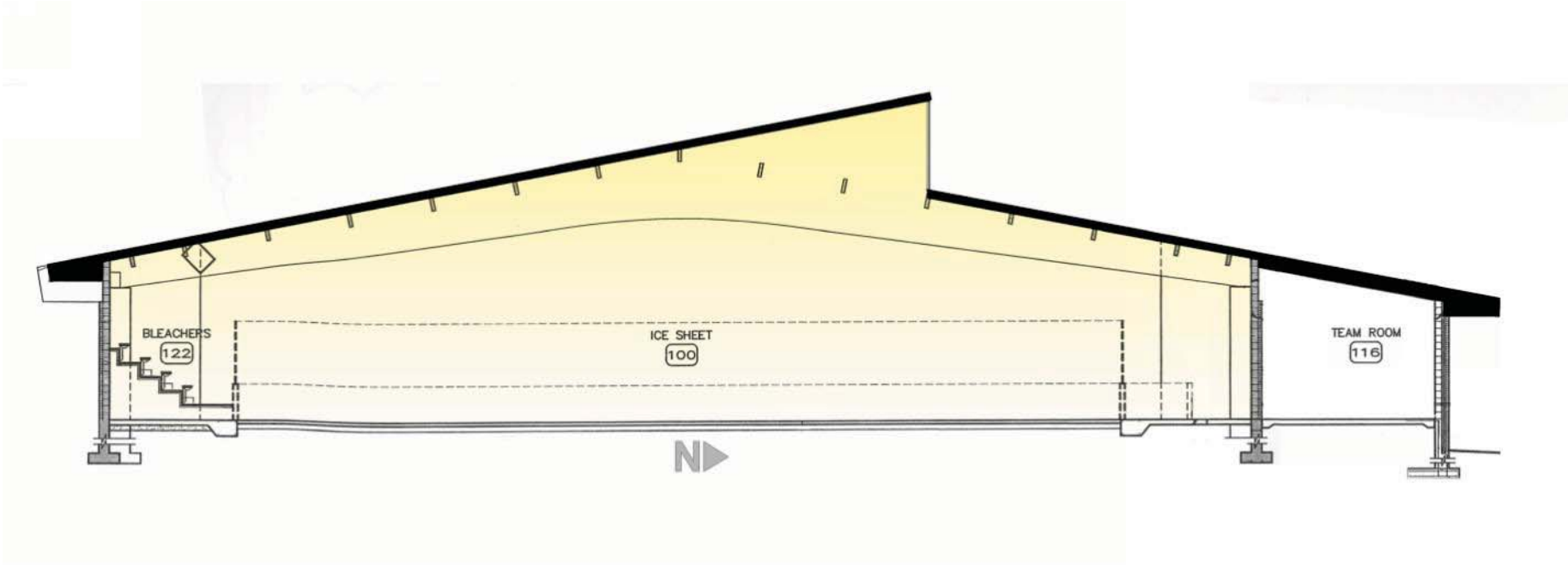
SCOPE

New Figure Skating Locker Room, Hockey Storage and Figure Skaters.

- Clearstory window unit along ridge of the existing ice arena.
- High efficiency glazing or polycarbonate panels
- New underside of wood decking to match existing

COST ESTIMATE:	AREA (GSF)	ESTIMATE
Clearstory over ice	870	\$165,000

PLANNING CONCEPT SKETCH CLEARSTORY @ ICE



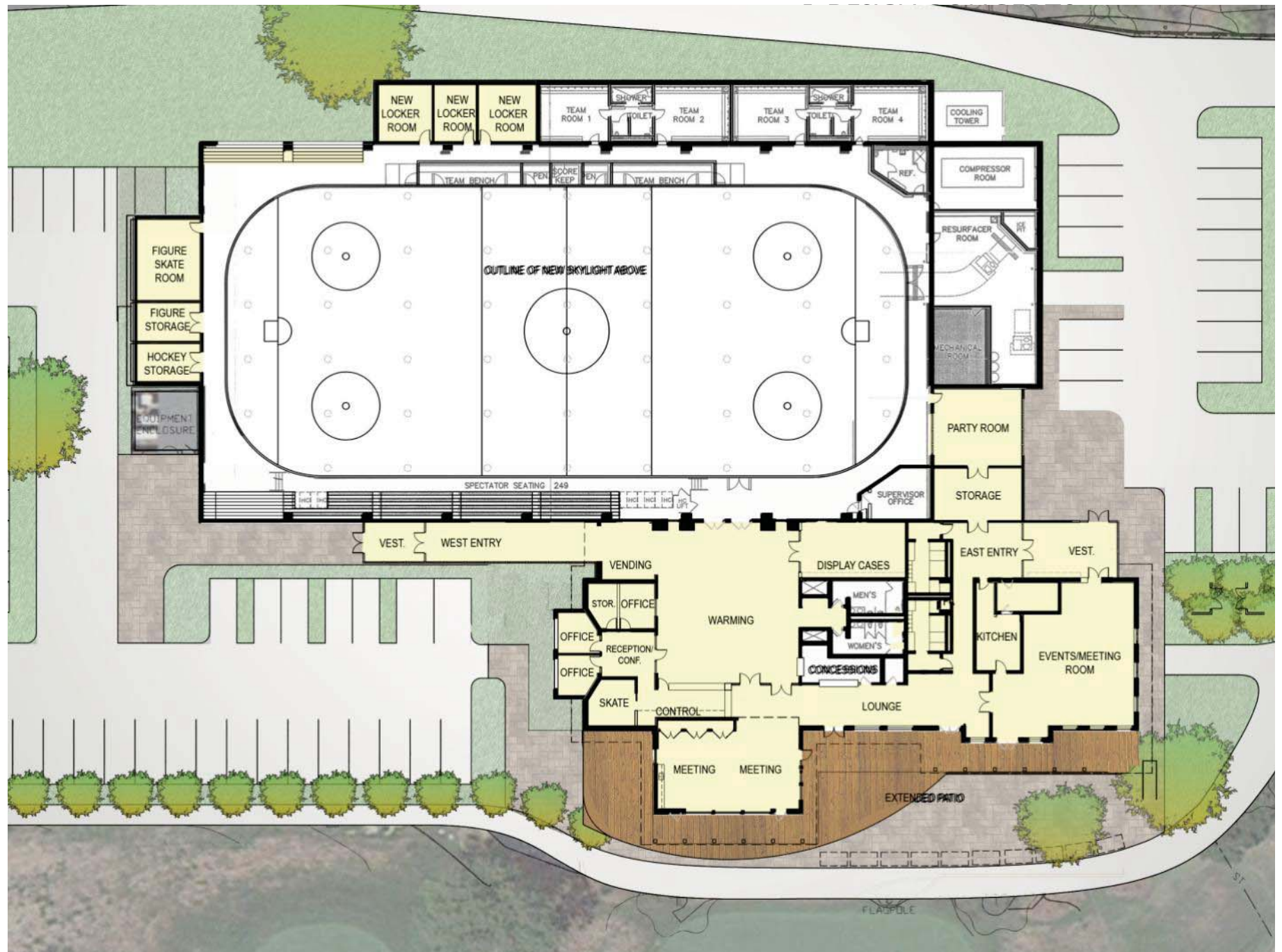
PLANNING CONCEPT SKETCH - PHASE I



PLANNING CONCEPT SKETCH - PHASE II



PLANNING CONCEPT SKETCH - PHASE III



PLANNING CONCEPT SKETCH - PHASE III ALTERNATE



RESOLUTION NO. 1084

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING THE EXECUTION OF A CONTRACT INCREASE WITH LERITZ CONTRACTING, INC., FOR THE CHASSELLE LANE ROADWAY IMPROVEMENTS PROJECT FOR THE AMOUNT OF \$84,124.59.

WHEREAS, the City provides safe public rights of way for its commercial and **WHEREAS**, the asphalt pavement of Chasselle Lane has reached the end of its useful life and now needs to be replaced;

WHEREAS, the Chasselle Lane Roadway Improvements Project has been competitively bid per the requirements, as outlined in the City of Creve Coeur Code of Ordinances;

WHEREAS, Leritz Contracting, Inc., submitted the lowest and best bid for the project and has a reputation for providing quality roadway improvement services;

WHEREAS, the City Council of the City of Creve Coeur approved funding for the Chasselle Lane Roadway Improvements Project, with a sum of \$ 259,734.50, through Resolution 1077 on September 9, 2013;

WHEREAS, a change order is required to address additional work to meet permit requirements, soil conditions and design recalculations,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1. The Contract change order between Leritz Contracting, Inc., and the City regarding the City's annual concrete pavement replacement program, attached hereto as "Change Order #1," with a **sum of \$ 84,124.59**, is hereby approved and the City Administrator is hereby authorized and directed to enter into and execute that Contract change order. The Contract change order as executed shall be in substantially the form of "Change Order #1," with such changes therein as shall be approved by the officers of the City executing same, consistent with the provisions and intent of this Resolution. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient, or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the Contract.

Adopted this 14th day of October, 2013.

Barry Glantz
Mayor

Attest:

Deborah Ryan
City Clerk

CHANGE ORDER #1**CHASSELLE LANE ROADWAY IMPROVEMENTS PROJECT
CITY OF CREVE COEUR, MISSOURI**Date of Issuance: October 14, 2013 Effective Date: October 14, 2013Contractor: Leritz Contracting, Inc.

The City hereby directs the Contractor to make the following changes to the Contract Documents.

Description of Change: The change in the Work involves the increased scope of work necessary to complete the project as planned.

Reason for Change Order: Additional contract quantities were required to address St. Louis County permit requirements at Mason Road, subgrade remediation needs, and an error found in the contract item quantities.

Attachments: 1. Department of Public Works Memorandum dated Oct. 10, 2013.
2. Creve Coeur City Council Resolution **xxxx** that authorizes increasing the scope of work for this change order.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$ <u>259,734.50</u>	Original Contract Times Substantial Completion: <u>11/22/2013</u> (days or dates)
Net changes from previous Change Orders (Number 0 to Number 0): \$ <u>0.00</u>	Net changes from previous Change Orders (Number 0 to Number 0): <u>0 days</u> (days or dates)
Contract Price Prior to this Change Order: \$ <u>259,734.50</u>	Contract Times prior to this Change Order: Substantial Completion: <u>11/22/2013</u> (days or dates)
Net increase/(decrease) of this Change Order: \$ <u>84,124.59</u>	Net increase/(decrease) of this Change Order: <u>0 days</u> (days or dates)
Contract Price with all approved Change Orders: \$ <u>343,859.09</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>11/22/2013</u> (days or dates)

RECOMMENDED:**ACCEPTED:****APPROVED:**

By: _____
DIRECTOR OF PUBLIC WORKS
(Authorized Signature)

By: _____
CONTRACTOR
(Authorized Signature)

By: _____
CITY ADMINISTRATOR
(Authorized Signature)



DEPARTMENT OF PUBLIC WORKS STAFF MEMORANDUM

DATE: October 10, 2013

TO: Mark Perkins, City Administrator

CC: Jim Heines, Director of Public Works

FROM: Matt Wohlberg, P.E., City Engineer

SUBJECT: Discussion of Scope Increase in Change Order #1
Chasselle Lane Roadway Improvements Project

City staff has become aware of permit requirements, soil conditions, and design calculation errors that have increased the amount of work necessary to complete the Chasselle Lane Roadway Improvements Project. Staff seeks the approval of a significant change order to increase the contract sum to include the costs associated with this additional work.

Project Summary

The improvements to Chasselle Lane involved with the subject project include the complete removal and replacement of the asphalt portion of Chasselle Lane, from Ladue Road north to Mason Road. This project is the first to use new capital funding for roadway reconstruction, and, due to its scope, was the only street included in this year's reconstruction program.

Construction plans were developed by George Butler Associates, Inc. (GBA) during the spring and summer of 2013. The project was competitively bid in early September 2013, and the City awarded the project to Leritz Contracting Company (Leritz) as the lowest responsible bidder. Work began in early October 2013, and the project is on schedule to be complete before the end of November 2013.

The roadway reconstruction for this project is divided into phases according to the three blocks of Chasselle Lane, with a fourth phase to include paving the final lift of asphalt over the entire street:

- Phase 1 (Ladue Road to Chamblee Lane)
- Phase 2 (Chamblee Lane to Champeix Lane)
- Phase 3 (Champeix Lane to Mason Road)
- Phase 4 (Ladue Road to Mason Road)

These phases are illustrated on the attached exhibit.

Changes to the Scope of Work

To date, there have been four factors that have significantly changed the scope of the subject project. These include: 1.) meeting St. Louis County requirements at Mason Road; 2.) subgrade remediation needs; 3.) an error in the design calculations; and 4.) items that will not be used. Each of these factors is detailed below and in the attached Engineer's Estimate of Probable Construction Costs from GBA.

- 1.) Requirements at Mason Intersection. Mason Road is owned and maintained by St. Louis County, and the County right of way for Mason Road includes approximately ten feet of Chasselle Lane. The City is required to obtain a Special Use Permit from the County for work within their right of way. Permit requirements from the County included increasing the asphalt thickness, adding curb and gutter to each side of the intersection, and re-grading the intersection to provide a generally flat slope that would allow for a future sidewalk crossing.

The cost implications for meeting these requirements are:

<u>Item</u>	<u>Cost</u>
Additional concrete curbing.....	\$ 4,752.00
Additional asphalt base	\$ 614.38
Mason Intersection Subtotal:	\$ 5,366.38

The County permit also carries a fee of \$ 416.00 that staff did not anticipate. This permit fee was paid by the City and will not impact the contract with Leritz. Nonetheless, this cost should be noted among the others.

- 2.) Subgrade Remediation. The roadway improvements were designed to involve the removal of the roadway to a depth of 12", which would be replaced with 6" of rock base and 6" of asphalt pavement. This rock base is the standard for the City's concrete pavement replacement and is greater than the standard asphalt pavement base. Unfortunately, this base rock was not cohesive enough to disperse the weight of the construction vehicles driving over it, and this resulted in significant pumping of the soil subgrade during the first days of the work. Practically all of the first third of the project needed to have its subgrade remediated with an additional 12" excavation and the installation of geogrid (a plastic mesh) covered with larger rock.

The combination of the geogrid and the larger rock provided a sufficiently stable base, but this added significant cost to the project in both dollars and time. The contract for the work assumed that approximately 10% of the area would need remediation. Practically 100% of the subgrade required remediation through the first third of the project, which required the replacement of all of the roadway base.

City staff revised the aggregate base to include geogrid and a reduced amount of the larger rock to provide a cohesive base to support the construction equipment. This revised pavement base is more expensive than what was planned, but it will replace the planned base and will be far cheaper than to continue with the contract items.

The cost implications of the subgrade remediation are as follows (cost savings are shown in parentheses):

<u>Item</u>	<u>Cost</u>
Phase 1 base replaced.....	\$ 13,965.17
Phase 1 subgrade remediation.....	\$ 32,980.19
Revised base for Phases 2 and 3	\$ 34,157.80
Contract base eliminated for Phases 2 & 3	\$(19,641.43)
Subgrade Remediation Subtotal:	\$ 61,461.73

- 3.) Quantity Correction. GBA informed City staff on Tuesday, October 8, that they had found an error made in calculating the area of Chasselle Lane, and that this error had a significant impact upon the quantities issued for bid and awarded in the construction contract. Through this error, approximately 1,000 square yards was omitted from the final pavement area, which governs the contract quantities for pavement and roadway base items. Increasing the

contract quantities to match the actual amount of work needed to complete the project will involve the following additional costs for the project:

<u>Item</u>	<u>Cost</u>
Revised pavement base	\$ 12,511.25
Type "C" bituminous pavement.....	\$ 7,263.49
Type "X" bituminous pavement	\$ 14,381.64
Tack Coat.....	\$ 150.00
Quantity Correction Subtotal:	\$ 34,306.38

- 4.) Eliminated Items. There are two contract items that will not be used as part of this project. One is subgrade stabilization (essentially adding lime to the soil), which will not be necessary due to the revised pavement base that is now being used. The second is prime coat, which is an asphalt liquid applied to the rock base before paving. This would need to cure for 12-24 hours, during which the area would be inaccessible. Staff felt that the benefits of this application would not outweigh the burden on the residents of Chasselle Lane, and this application was not used.

The cost savings from the items removed from the contract are as follows (cost savings are shown in parentheses):

<u>Item</u>	<u>Cost</u>
Subgrade Stabilization removed	\$ (8,460.90)
Prime – Liquid Asphalt removed.....	\$ (8,549.00)
Eliminated Items Subtotal:	\$(17,009.90)

Contract Change Order

The change order proposed to account for the changes to the construction cost involved with the four factors listed above is in the amount of \$ 84,004.08, as shown below:

1. County Permit Requirements.....	\$ 5,366.38
2. Subgrade Remediation	\$ 61,461.73
3. Quantity Correction	\$ 34,306.38
4. Eliminated Items	\$(17,009.90)
Total for Change Order:	\$ 84,124.59

The change order represents an increase of the contract sum of approximately 32%, as follows:

Contract Sum	\$ 259,734.50
Change Order	\$ 84,124.59
Projected Construction Cost:	\$ 343,859.09

The attached spreadsheet contains an itemized account of the change order and the estimated final construction cost for the project. The final construction cost for the project will likely vary slightly from this estimated cost, as the estimated and actual quantities of each item are reconciled.

Project Financing

Funding for the Chasselle Lane Roadway Improvements Project is identified in the FY2014 capital improvement plan in account 02-61-71-9510-14709 (Roadway Reconstruction) with a budget of \$350,000.00. The anticipated cost of the project is below the budgeted amount, but the construction inspection services contract (\$29,925.00 with GBA) was also drawn from this

account. The projected construction cost of \$343,859.09 and the inspection services cost of \$29,925.00 total \$373,784.09, which is \$23,784.09 over the budget.

A budget adjustment will be necessary to provide enough funding for the change order and the construction inspection services. A budget adjustment in the amount of \$30,000.00 is suggested so to allow for additional minor changes to the project.

Recommendation

An alternative to increasing the capital budget to cover the project would be to end the project at the north roundabout, at the intersection of Chasselle Lane, Champeix Lane, and Coulanges Court, which is about 300 feet south of Mason Road. While ending the project at this location would reduce the cost of the current project, doing so is not recommended. A separate project to finish the reconstruction of Chasselle Lane would involve additional costs related to roadway removal, mobilization, and traffic control, and staff feels that it would be unlikely that the contract unit prices for the work would be as favorable as they are for the current project. Dividing the project would also add a joint across the finished pavement, which would be against the spirit of providing a new roadway. City staff *does not* recommend reducing the project limits, but mentions it here as an alternative to the current request to adjust the budget.

The recommendation is twofold: 1.) to increase the capital budget for roadway reconstruction by \$30,000.00 to \$380,000.00, and 2.) to approve a contract increase with Leritz Contracting, Inc., in the amount of \$84,124.59, as detailed above and in the proposed Change Order #1 for the project.

Attachments: Chasselle Lane Roadway Improvements Project exhibit

Engineer's Estimate of Probable Construction Costs from GBA

Itemized breakdown of Change Order #1



PHASE 1: LADUE ROAD TO CHAMBLEE LANE

- REMOVE AND REPLACE ASPHALT PAVEMENT
- CHASSELLE LANE CLOSED AT LADUE ROAD AND AT CHAMBLEE LANE (SOUTH SIDE OF CIRCLE)
- PHASE DURATION: 1 WEEK

PHASE 2: CHAMBLEE LANE TO CHAMPEIX LANE

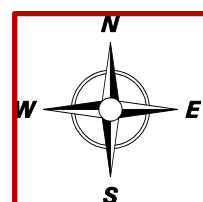
- REMOVE AND REPLACE ASPHALT PAVEMENT
- CHASSELLE LANE CLOSED AT CHAMBLEE LANE (NORTH SIDE OF CIRCLE) TO CHAMPEIX LANE (SOUTH SIDE OF CIRCLE)
- PHASE DURATION: 2 WEEKS

PHASE 3: CHAMPEIX LANE TO MASON ROAD

- REMOVE AND REPLACE ASPHALT PAVEMENT
- CHASSELLE LANE CLOSED AT CHAMPEIX LANE (NORTH SIDE OF CIRCLE) TO MASON ROAD
- MINOR CURB WORK AT MASON ROAD
- PHASE DURATION: 1 WEEK

PHASE 4: FINAL PAVEMENT COURSE

- FINAL 2" OF PAVEMENT FOR ALL OF CHASSELLE
- INSTALL SPEED TABLES, PAVEMENT MARKINGS
- PHASE DURATION: 1-3 DAYS



CHASSELLE LANE ROADWAY IMPROVEMENTS PROJECT

Engineer's Estimate of Probable Construction Costs
Revised Per Field Adjustments

PROJECT INFORMATION

PROJECT:	2013 Chasselle Lane Roadway Improvements	DATE:	October 2013
JOB NO.:	12860	PROJECT MANAGER:	DTS
CLIENT:	City of Creve Coeur	PREPARED BY:	MLG

Item No.	Description	Units	Quantity	Unit Price	Extension
Roadway Pay Items					
Chasselle Lane-Phase 1					
*	Type 5 Aggregate Base-6" Depth	SY	3939.4	\$7.09	\$ 27,930.35
	Subgrade Remediation	SY	1969.7	\$22.05	\$ 43,431.89
	Type "X" Bituminous Concrete Base	Ton	425.2	\$65.85	\$ 27,999.42
	Type "C" Bituminous Pavement	Ton	213.2	\$66.76	\$14,233.23
	Tack-Liquid Asphalt	Gal	100.0	\$3.00	\$ 300.00
	Prime-Liquid Asphalt	Gal	0.0	\$5.15	\$ -
Chasselle Lane-Phase 2, 3, and 4					
	Revised Remediation	SY	3785.0	\$12.33	\$ 46,669.05
	Type "X" Bituminous Concrete Base	Ton	826.5	\$65.85	\$ 54,427.00
	Type "C" Bituminous Pavement	Ton	409.6	\$66.76	\$ 27,344.90
	Tack-Liquid Asphalt	Gal	190.0	\$3.00	\$ 570.00
	Prime-Liquid Asphalt	Gal	0.0	\$5.15	\$ -
General Chasselle Lane-All Phases					
	Removal of Improvements	LS	1.0	\$56,595.00	\$ 56,595.00
	Compacting Embankment	CY	104.0	\$17.32	\$ 1,801.28
	Curb and Gutter, Mountable (3")	LF	98.0	\$66.00	\$ 6,468.00
	Traffic Control	LS	1.0	\$5,522.08	\$ 5,522.08
	Mobilization	LS	1.0	\$10,349.00	\$ 10,349.00
	Speed Humps	EA	6.0	\$1,447.72	\$ 8,686.32
	Restoration	LS	1.0	\$2,200.00	\$ 2,200.00
	Speed Hump Pavement Marking (White)	EA	12.0	\$220.00	\$ 2,640.00
	Yield Bar Pavement Marking (White)	EA	56.0	\$11.00	\$ 616.00
	Type 2 Preformed Marking Tape (Grooved) 24" Stop Bar	LF	38.0	\$44.00	\$ 1,672.00
	Signage	SF	74.0	\$26.69	\$ 1,975.06
	U Channel Posts 3 LB	LF	218.0	\$11.14	\$ 2,428.52
*Quantity double for replacement of type 5 aggregate				Construction:	\$ 343,859.09
				Inflation (%/yrs):	0 \$ -
				Contingency (%):	\$ -
				Right-of-Way and Easement:	\$ -
				Total:	\$ 343,859.09
Rounded:					\$344,000.00

ITEMIZED ACCOUNT OF CHANGE ORDER #1

CHASSELLE LANE ROADWAY IMPROVEMENTS PROJECT

City of Creve Coeur, Missouri

Construction Cost Estimate as of October 10, 2013

Item Number	Item	Unit	Unit Bid Price	Original Contract		Estimated Project Total		Change Order #1		
				Contract Quantity	Item Subtotal	Projected Quantity	Item Subtotal	Quantity	Item Subtotal	% Change
202-20.10	REMOVAL OF IMPROVEMENTS	LS	\$ 56,595.00	1	\$ 56,595.00	1	\$ 56,595.00	0	\$ -	0.0%
203-60.00	COMPACTING EMBANKMENT	CY	\$ 17.32	104	\$ 1,801.28	104	\$ 1,801.28	0	\$ -	0.0%
209-02.00	SUBGRADE STABILIZATION	SY	\$ 17.85	474	\$ 8,460.90	0	\$ -	-474	\$ (8,460.90)	-100.0%
209-03.00	SUBGRADE REMEDIATION	SY	\$ 22.05	474	\$ 10,451.70	1,969.7	\$ 43,431.89	1,495.7	\$ 32,980.19	315.5%
304-05.00	TYPE 5 AGGREGATE BASE - 6" DEPTH	SY	\$ 7.09	4,740	\$ 33,606.60	3,939.4	\$ 27,930.35	-800.6	\$ (5,676.25)	-16.9%
405-30.10	TYPE "C" BITUMINOUS PAVEMENT	TON	\$ 66.76	514	\$ 34,314.64	622.8	\$ 41,578.13	108.8	\$ 7,263.49	21.2%
405-30.30	TYPE "X" BITUMINOUS CONCRETE BASE	TON	\$ 65.85	1,024	\$ 67,430.40	1,251.7	\$ 82,426.42	227.7	\$ 14,996.02	22.2%
407-10.10	TACK - LIQUID ASPHALT	GAL	\$ 3.00	240	\$ 720.00	290	\$ 870.00	50	\$ 150.00	20.8%
408-10.11	PRIME - LIQUID ASPHALT	GAL	\$ 5.15	1,660	\$ 8,549.00	0	\$ -	-1,660	\$ (8,549.00)	-100.0%
609-10.55	CURB AND GUTTER, MOUNTABLE (3")	LF	\$ 66.00	26	\$ 1,716.00	98	\$ 6,468.00	72	\$ 4,752.00	276.9%
612-30.15	TRAFFIC CONTROL	LS	\$ 5,522.08	1	\$ 5,522.08	1	\$ 5,522.08	0	\$ -	0.0%
619-00.00	MOBILIZATION	LS	\$ 10,349.00	1	\$ 10,349.00	1	\$ 10,349.00	0	\$ -	0.0%
625-01.00	SPEED HUMPS	EA	\$ 1,447.72	6	\$ 8,686.32	6	\$ 8,686.32	0	\$ -	0.0%
807-00.00	RESTORATION	LS	\$ 2,200.00	1	\$ 2,200.00	1	\$ 2,200.00	0	\$ -	0.0%
902-10.10	SPEED HUMP PAVEMENT MARKING (WHITE)	EA	\$ 220.00	12	\$ 2,640.00	12	\$ 2,640.00	0	\$ -	0.0%
902-10.05	YIELD BAR PAVEMENT MARKING (WHITE)	EA	\$ 11.00	56	\$ 616.00	56	\$ 616.00	0	\$ -	0.0%
902-10.03	TYPE 2 PREFORMED MARKING TAPE (GROOVED) 24" STOP BAR	LF	\$ 44.00	38	\$ 1,672.00	38	\$ 1,672.00	0	\$ -	0.0%
903-10.00	SIGNAGE	SF	\$ 26.69	74	\$ 1,975.06	74	\$ 1,975.06	0	\$ -	0.0%
903-50.00	U CHANNEL POSTS 3 LB	LF	\$ 11.14	218	\$ 2,428.52	218	\$ 2,428.52	0	\$ -	0.0%
CO#1-01	REVISED AGGREGATE BASE	SY	\$ 12.33	0	\$ -	3,785	\$ 46,669.05	3,785	\$ 46,669.05	N/A
				Contract Total		Estimated Total		Change Order #1		% Change
				\$ 259,734.50		\$ 343,859.09		\$ 84,124.59		32.4%



DEPARTMENT OF PUBLIC WORKS OFFICE MEMO

DATE: October 9, 2013

TO: Mark Perkins, City Administrator

FROM: Jim Heines, Director of Public Works

SUBJECT: Construction of an ADA Compliant Ramp at the Tappmeyer House

History

Shortly after the Tappmeyer House was moved to Millennium Park in 2003 a platform lift was installed to provide access for visitors with physical limitations. The house remained unoccupied for another 7-8 years before the interior was remodeled and occasional meetings and events were scheduled to be held there.

Although the ADA platform lift was new in 2003, it remained unused until 2011 and then rarely used at the few meeting and events held at the Tappmeyer House. Staff quickly realized that the lift would not work on a regular basis and required service by staff or a contractor prior to each event so it was available for public use. Unfortunately this has become a burden on staff as well as a significant cost to keep the platform lift operating.

Current Opportunity

City staff has been working with our CDBG Program Manager from St. Louis County Department of Community Development to utilize CDBG funding to construct a low maintenance solution to provide ADA compliant access to the entrance at the Tappmeyer House.

This project qualifies for 100% funding through CDBG Grant program. In addition, the city has funding left over from our 2012 CDBG Grant and we are being pushed by our CDBG project manager to spend the money immediately or it will be resended by the federal government.

City staff has been working with Chesterfield Deck to design an ADA compliant ramp system which will replace the platform lift. Attached are drawings of two alignments for the ramp. Staff planned to meet with the Tappmeyer Foundation on Tuesday, October 8 to get input on the two alignments, however their meeting was canceled. We also planned to meet with the Historical Preservation Committee for the same purpose but they do not meet until Wednesday, October 16.

Although staff would have preferred to meet with both groups prior to submitting a recommendation to Council time is of the essence if we are interested in using the CDBG funding before it is taken away.

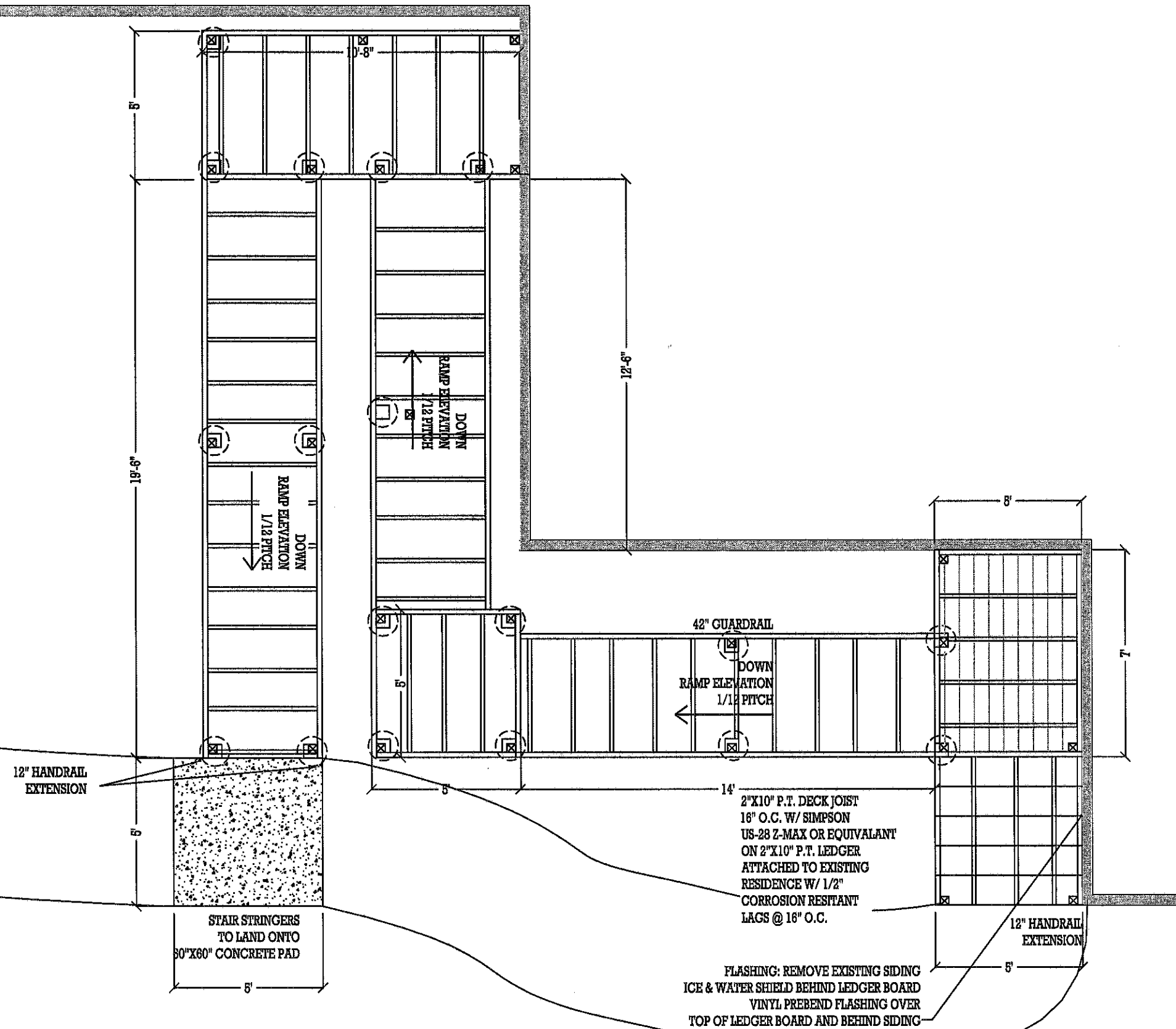
Recommendation

Staff is requesting the Council's opinion regarding a ramp replacing the platform lift and if so, which ramp alignment they prefer.

KEY NOTES

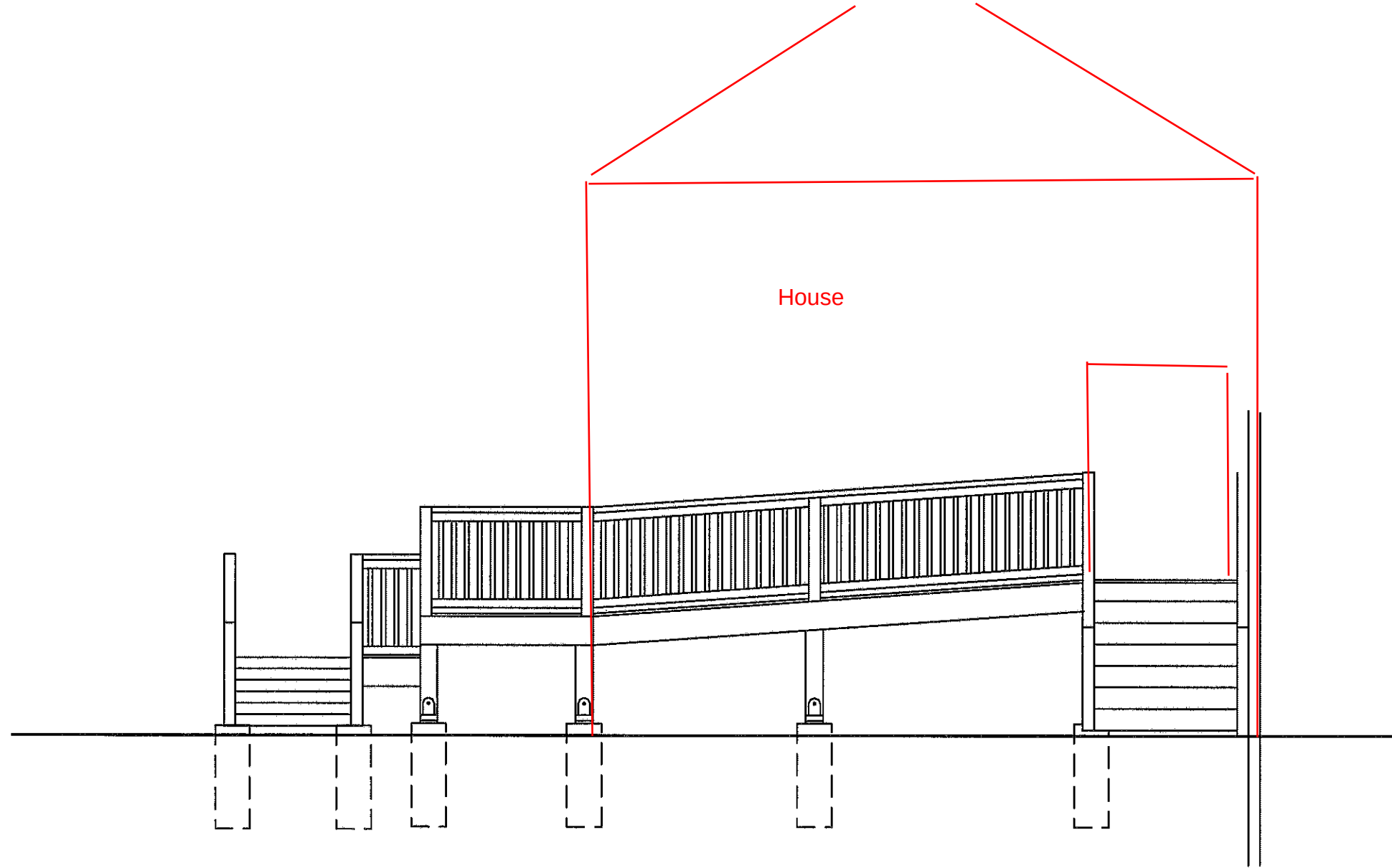
-  RIBBON BOARD
-  PICTURE FRAME
-  6x6 HANDRAIL POST
-  4x4 HANDRAIL POST
-  6x6 SUPPORT POST WITH PIER
-  POST LIGHT TOP MOUNT
-  POST LIGHT SIDE MOUNT
-  POST LIGHT RISER LIGHT

ACQ NO. 1 LUMBER FOR FRAMING



DECK PLAN OPTION A1
ELEVATION: 4'-0" LEVEL
SCALE: 1/4" = 1'-0"

CHESTERFIELD FENCE & DECK 620 SPIRIT VALLEY EAST DR. CHESTERFIELD MO 63006 PHONE: 636.532.4054 FAX: 636.532.8011 Jennifer Cain Project Manager/CAD JCain@chesterfieldfence.com		CUSTOMER INFORMATION CITY OF CREVE COEUR MILLENNIUM PARK		CONSULTANT: DRAWING DATE: DRAWING TIME: JOB #: MUNICIPALITY: SHEET TYPE: REVISION #: REVISION DATE: START DATE: CREW:		PERMIT NUMBER FOOTING INSPECTION DATE FRAMING INSPECTION DATE FINAL INSPECTION DATE		CUSTOMER APPROVAL SALES APPROVAL SHEET NO: A1 SHEET 1 OF 5	



ELEVATION OPTION A1
ELEVATION: 4'-0" LEVEL
SCALE: 1/4" = 1'-0"

CHESTERFIELD FENCE & DECK

620 SPIRIT VALLEY EAST DR.
CHESTERFIELD MO 63005
PHONE: 636.532.4054
FAX: 636.532.8011

Jennifer Cain
Project Manager/CAD
jcain@chesterfieldence.com



CUSTOMER INFORMATION

CITY OF CREVE COEUR
MILLENNIUM PARK

CONSULTANT:

DRAWING DATE:

DRAWING TIME:

JOB #:

MUNICIPALITY:

SHEET TYPE:

REVISION #:

REVISION DATE:

START DATE:

CREW:

PERMIT NUMBER

FOOTING INSPECTION DATE

INITIALS

FRAMING INSPECTION DATE

INITIALS

FINAL INSPECTION DATE

INITIALS

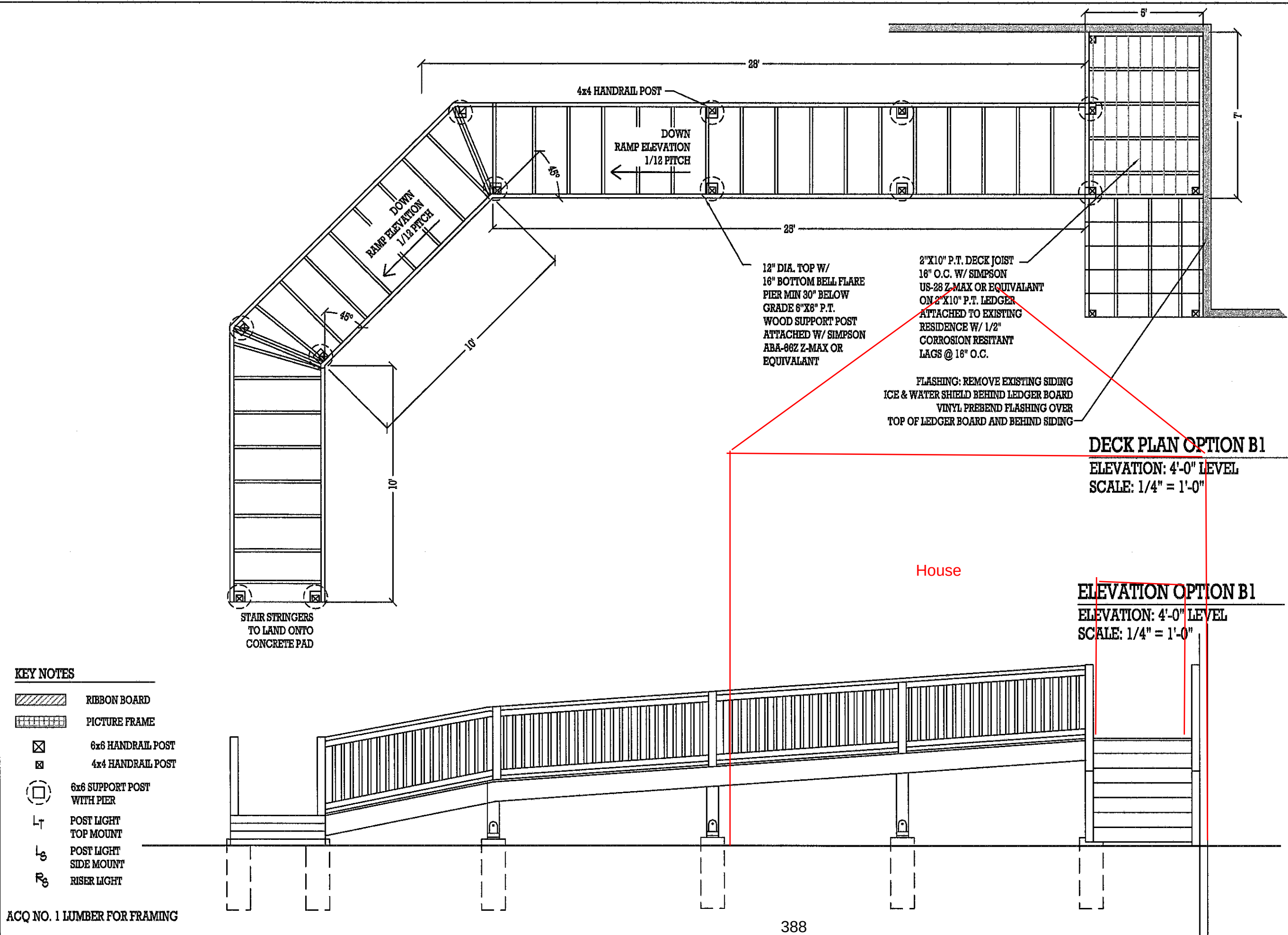
CUSTOMER APPROVAL

SALES APPROVAL

SHEET NO:

A2

SHEET 2 OF 5



KEY NOTES

- RIBBON BOARD
- PICTURE FRAME
- 6x6 HANDRAIL POST
- 4x4 HANDRAIL POST
- 6x6 SUPPORT POST WITH PIER
- POST LIGHT TOP MOUNT
- POST LIGHT SIDE MOUNT
- RISER LIGHT

ACQ NO. 1 LUMBER FOR FRAMING

DECK PLAN OPTION B1

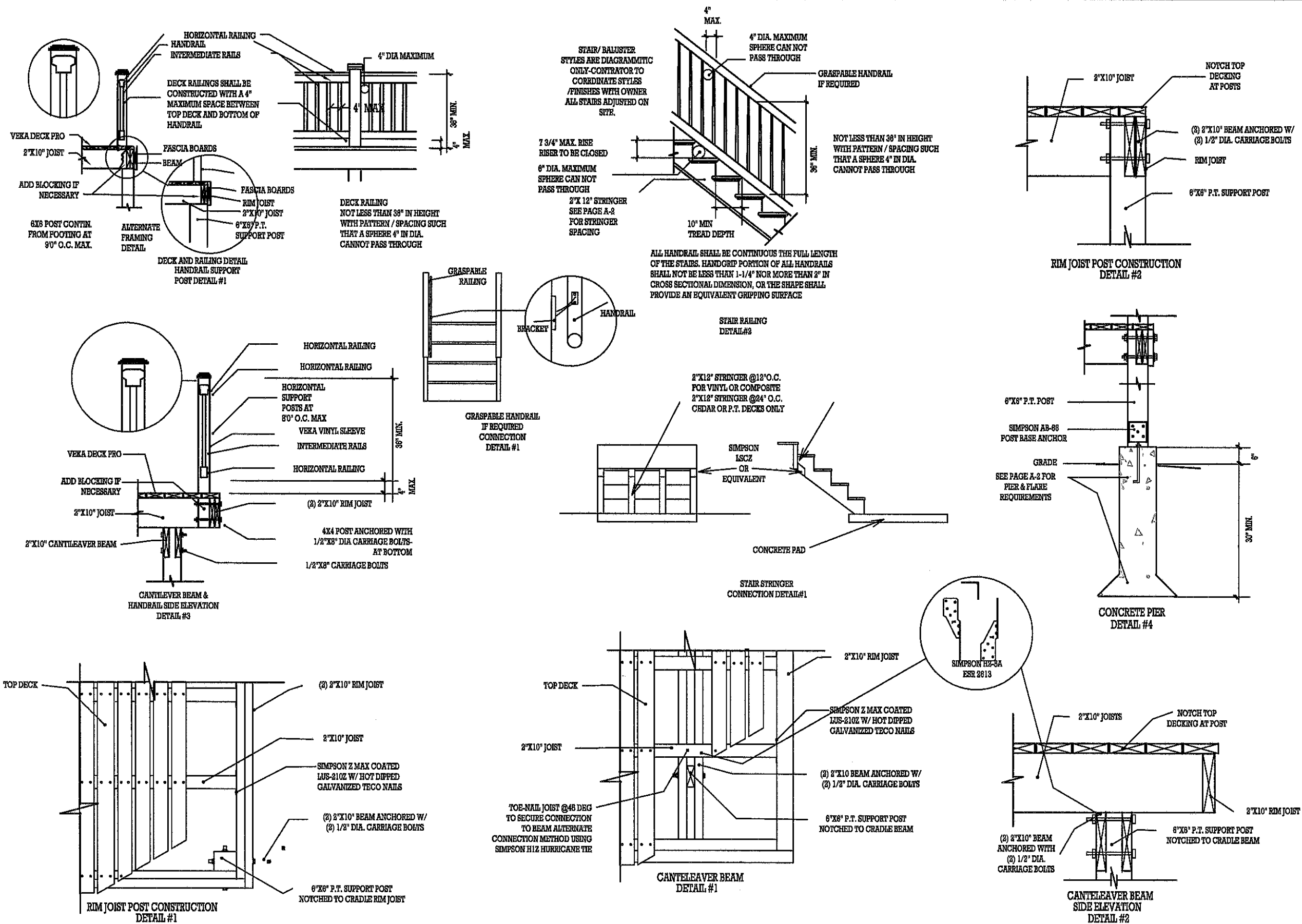
ELEVATION: 4'-0" LEVEL
SCALE: 1/4" = 1'-0"

ELEVATION OPTION B1

ELEVATION: 4'-0" LEVEL
SCALE: 1/4" = 1'-0"

CUSTOMER APPROVAL		SALES APPROVAL		SHEET NO: A3		SHEET 3 OF 5	
PERMIT NUMBER		FOOTING INSPECTION DATE		FRAMING INSPECTION DATE		FINAL INSPECTION DATE	
CONSULTANT:		DRAWING DATE:		JOB #:		MUNICIPALITY:	
DRAWING TIME:		JOB #:		MUNICIPALITY:		SHEET TYPE:	
REVISION #:		REVISION DATE:		START DATE:		CREW:	
CUSTOMER INFORMATION							
CITY OF CREEVE COROR MILLENNIUM PARK							
CHESTERFIELD FENCE & DECK							
620 SPIRT VALLEY EAST DR. CHESTERFIELD MO 63005 PHONE: 636.532.4054 FAX: 636.532.8011 Jennifer Cain Project Manager/CAD jcain@chesterfieldfence.com							

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1/4"=1'0"

CUSTOMER APPROVAL		SALES APPROVAL		SHEET NO: A5		SHEET 5 OF 5	
PERMIT NUMBER	FOOTING INSPECTION DATE	FRAMING INSPECTION DATE	FINAL INSPECTION DATE	INITIALS			
CONSULTANT: _____ DRAWING DATE: _____ DRAWING TIME: _____ JOB #: _____ MUNICIPALITY: _____ SHEET TYPE: _____ REVISION #: _____ REVISION DATE: _____ START DATE: _____ CREW: _____							
CHESTERFIELD FENCE & DECK The Sign You Want The Job Done CHESTERFIELD S U N R O O M S by Chesterfield Fence & Deck							
CHESTERFIELD FENCE & DECK 620 SPIRIT VALLEY EAST DR. CHESTERFIELD MO 63005 PHONE: 636.532.4054 FAX: 636.532.8011 Jennifer Cain Project Manager/CAD jcain@chesterfieldfence.com							